



Pindock Mews, Little Venice, W9

London

£2,275,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

This charming two-bedroom mews house, set on the arguably prettiest pebbled mews in Little Venice, offers a truly unique opportunity to embrace a vibrant community lifestyle. Being sold chain-free, this property provides a fantastic canvas for a new owner to infuse their personal style and create a dream home in one of London's most sought-after locations.

As you enter, the ground floor presents a versatile studio space, currently used by the owner, which could easily be reinstated as a welcoming living room, perfect for relaxing or entertaining. A convenient guest WC is also located on this level. Ascend to the first floor and discover the bright, dual-aspect main living area, featuring warm wood flooring, an inviting fireplace, and ample space for a dining table and chairs, seamlessly flowing into the open-plan kitchen. The principal bedroom is generously proportioned and benefits from a built-in wardrobe. A further double bedroom offers flexibility, ideal for guests or as a dedicated home office. A modern family bathroom completes the home.

Living on Pindock Mews means enjoying the best of Little Venice. You'll be moments away from the charming local amenities of Formosa Street, the tranquil Regents Canal, and the excellent transport links of Warwick Avenue Station. Families will appreciate the proximity to outstanding schools such as L'Ecole Bilingue Elementary, St. Joseph's Catholic Primary School, and St. Saviour's CE Primary School. For leisure and recreation, Paddington Recreation Ground and the expansive Regent's Park are nearby, offering beautiful green spaces. Commuting is a breeze with Paddington Station providing fast connections, including direct trains to Heathrow. The local area boasts a fantastic selection of shops on Clifton Road and Formosa Street, the Everyman Cinema on Sutherland Avenue, Paddington Sports Club, and the unique Clifton Nurseries & Cafe, all contributing to a rich and fulfilling lifestyle. On-street permit parking is available.

Please note: Some images within this listing have been digitally staged for illustrative purposes.

Quote reference: EW0808



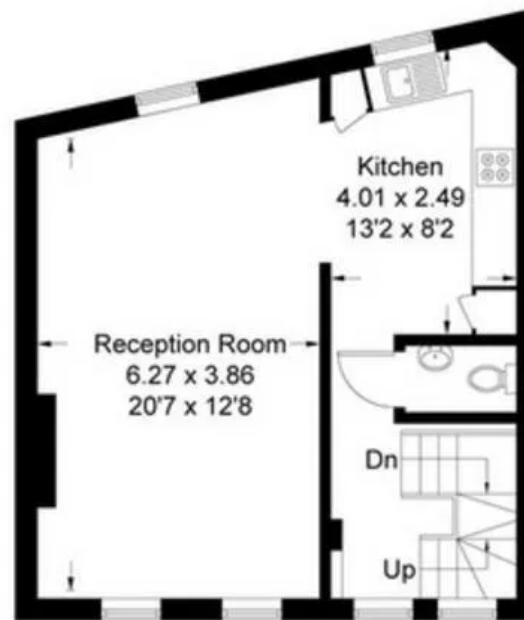


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Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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