



GABY TANG

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Gloucester Mews West, London, W2

Guide Price £2,750,000

Freehold

- 5 bedrooms
- Open plan living space
- Decked patio garden
- 4 Bathrooms
- Air conditioning
- 2160 sqft / 200sqm



An exceptional, freehold house, comprehensively extended and modernised to create a stunning five-bedroom family residence. The heart of the home is the expansive 675 sq ft (62.7 sq m) open plan living/dining/kitchen area, featuring dramatic 10 foot (3m) ceilings and a wall of South west facing, floor to ceiling glass doors. These open directly onto a private decked patio garden, flooding the space with natural light.

The house offers five bedrooms, including three bedroom suites, each a private retreat with a luxurious modern bathroom, walk in wardrobe/dressing area, and air conditioning. A further two double bedrooms, a family bathroom, guest cloakroom, and utility space complete this high specification home.

Key Features:

675 sqft (62.7 sqm) Open Plan Living Space
3m (10ft) Ceiling Heights
South West Facing Glass Doors to Decked Patio
Three Luxury Bedroom Suites (with A/C)
High Specification Finish

Connectivity: Paddington Station (Heathrow Express, Elizabeth Line, and multiple Underground lines). Lancaster Gate (Central Line)

Green Space: Situated within easy reach of the sprawling greenery of Hyde Park and Kensington Gardens.



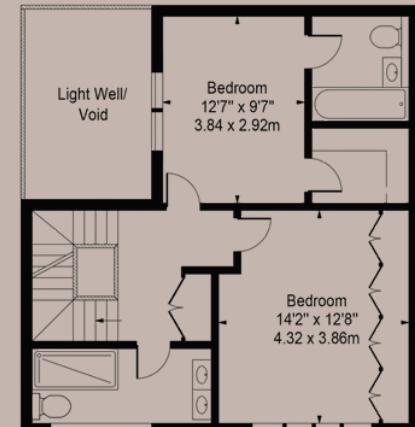


Gloucester Mews West

Approx. Gross Internal Area 2160 Sq Ft - 200.66 Sq M
(Excluding Light Well/ Void)



Second Floor



First Floor



Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	90
(69-80)	C	
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		