



Archery Close

CONNAUGHT VILLAGE • £1,950,000

A delightfully light-filled Mews house covering four floors of flexible living space, plus a south-facing roof terrace located in the heart of Connaught Village, W2.

- Freehold Mews House
- Fully Fitted Kitchen
- Outstanding Location
- Two Double Bedrooms
- South Facing Rood Garden
- In the Heart of Connaught Village
- Hyde Park and Marble Arch close at hand

DESCRIPTION

PLEASE QUOTE 439608 FOR ALL ENQUIRIES

This unique freehold property is part of a small collection of pastel-coloured mews houses discreetly located on Archery Close, a cobbled mews just off Connaught Street. The ground floor of this mews house opens onto dual-aspect open-plan living space with access to the lower and upper floors. The lower ground floor consists of a fully fitted kitchen, utility room, guest wc plus access to outside space. The upper floors have access to two double bedrooms, a family bathroom and access to a private south-facing roof terrace. As well as the array of independent cafes and shops found in Connaught Village, the beautiful green spaces of Hyde Park are only a short stroll, as is the hustle and bustle of Oxford Street.

TERMS

Tenure: Freehold

Ground Rent:

Service Charge:

Local Authority: Westminster

Council Tax: TBC

Energy Rating:





Archery Close, W2

Approx. Gross Internal Area *

1034 Ft² - 96.06 M²

(Including Eaves Storage)

Approx. Gross Internal Area *

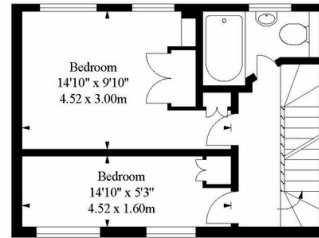
947 Ft² - 87.98 M²

(Excluding Eaves Storage)

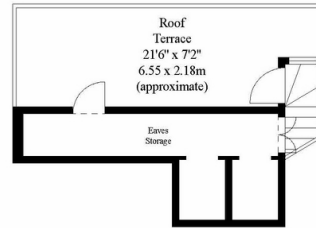
Approx. Gross Internal Area *

1188 Ft² - 110.37 M²

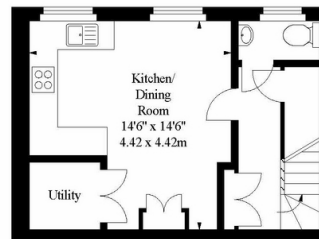
(Including Eaves Storage & Roof Terrace)



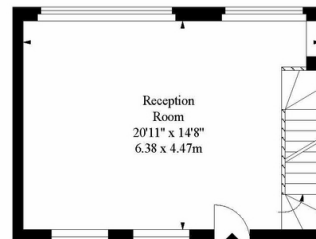
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Illustration For Identification Purposes Only, Not To Scale

* As Defined by RICS - Code of Measuring Practice

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ng	Current	Potential
sts		86
	62	
F		
G		
s		
EU Directive 2002/91/EC		

Environmental Im
Very environmentally friendly -
(82+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - h
England, Scotland & W



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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