



Bristol Mews

London, W9

Asking Price £1,600,000

This charming and beautifully maintained freehold mews house offers versatile living space across three floors. It features an enormous master bedroom on the top floor with plentiful storage and en suite bathroom, a second double bedroom served by a large family bathroom, and a spacious open-plan reception room with two Juliet balconies, overlooking the picturesque cobbled mews. The garage, located on the ground floor, provides extra storage and is an extremely versatile space.

Bristol Mews is quietly nestled in the heart of Little Venice. Warwick Avenue tube station (Bakerloo Line) is just a three minute (0.2 Miles) walk away, and a variety of local shops, restaurants and cafés are located nearby on Formosa Street, Shirland Road and Clifton Road. Paddington station (Elizabeth Line) is also within easy reach, offering excellent connections to Heathrow and central London.



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- A wonderful south facing mews house spread over three floors.
- Positioned within a secluded and popular cobbled mews in Central Little Venice.
- Spanning approximately 1364 square feet.



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		85
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

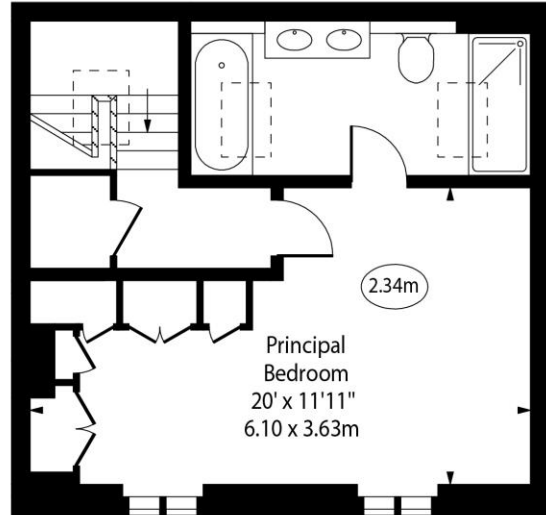
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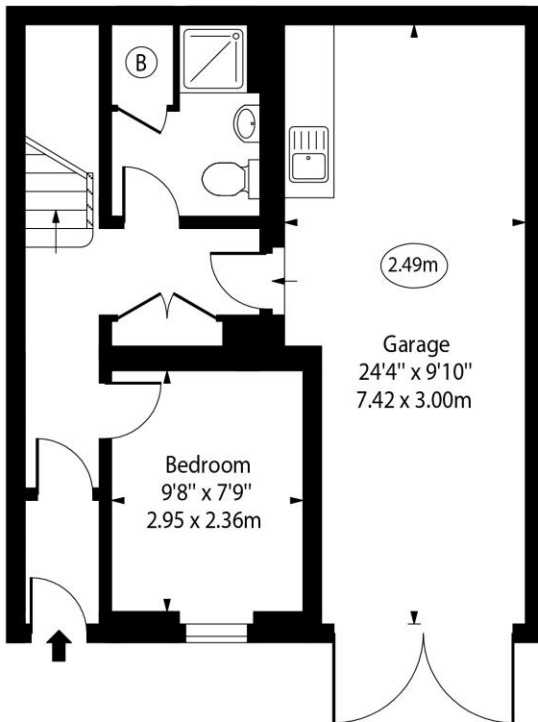
Bristol Mews, W9



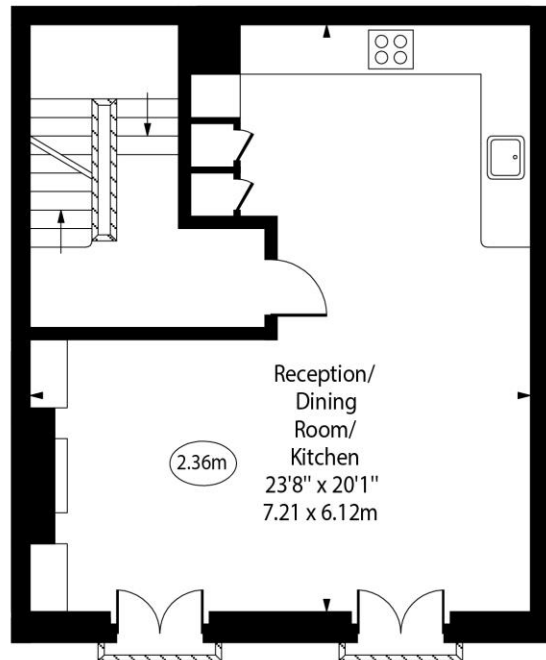
○ - Ceiling Height



Second Floor



Ground Floor



First Floor

Approx Gross Internal Area 1364 Sq Ft - 126.72 Sq M
(Including Garage)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026229E

