



Bathurst Mews, Hyde Park W2



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Always a popular mews with buyers, we are delighted to bring this characterful house to the market, offering off street parking and outdoor space.

The house, completely rebuilt to modern standards and beautifully maintained throughout, comprises three bedrooms, three bathrooms, spacious reception with a semi-open plan kitchen and breakfast area leading out to a south west-facing balcony.

The house further benefits from a study area, patio, large storage areas and integral garage.



Asking price: £2,500,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G







Location

Bathurst Mews is renowned to be one of London's prettiest mews and is located moments from the artisan shops and cafes of Connaught Village and the green spaces of Hyde Park.

Local transport links can be found nearby at Lancaster Gate (Central line) underground station or Paddington (Heathrow Express, Network Rail) and underground (Elizabeth, Hammersmith & City, Bakerloo, Circle and District lines).



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Approximate Area Including Garage = 143.4 sq m / 1543 sq ft
 Limited Use Area / Approximate Eaves = 28.2 sq m / 303 sq ft
 Total = 171.6 sq m / 1846 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor
 Approximate Area = 57 sq m / 613 sq ft
 Including Limited Use Area
 (0.7 sq m / 7 sq ft)

First Floor
 Approximate Area = 55.7 sq m / 599 sq ft
 Including Limited Use Area
 (0.3 sq m / 3 sq ft)

Second Floor
 Approximate Area = 58.9 sq m / 634 sq ft
 Including Limited Use Area
 (27.2 sq m / 293 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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