

# Brook Mews North, Hyde Park W2

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Located on a quiet mews, this two bedroom property is arranged over three floors and benefits from a private entrance and is well presented throughout. The property comprises a spacious, dual aspect reception room on the first floor with fitted kitchen and ample dining space, study/second bedroom and shower room.

On the ground floor is a long entrance corridor with large built in storage. Down the stairs to the lower ground is a large principal bedroom, benefitting from fitted wardrobes and en suite bathroom. Brook Mews North is ideally located near the scenic open spaces of both Hyde Park and Kensington Gardens. Please note, the ground rent is reviewed every 25 years. The property further benefits from a secure steel front door and the lower bedroom has security screens - ideal for owners looking to travel frequently.



**Asking price:** £1,150,000

**Tenure:** Available Share of freehold, approximately 975 years remaining

**Service charge:** £900 per annum

**Ground rent:** £100 per annum, reviewed every 25 years

**Local authority:** City of Westminster

**Council tax band:** F





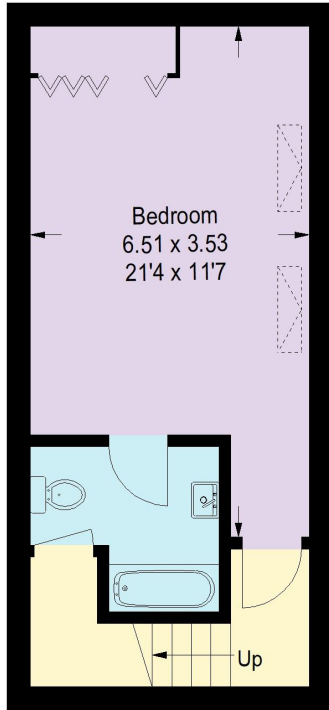
Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

## Location:

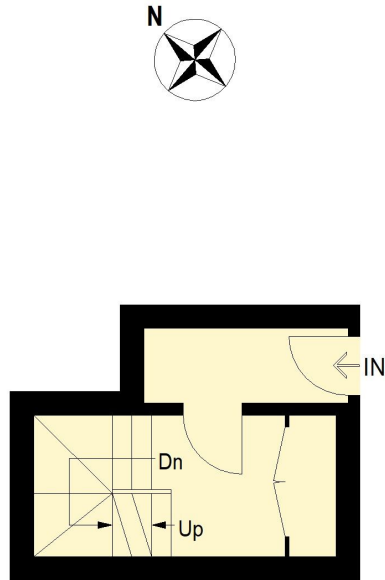
Brook Mews North is ideally located near the scenic open spaces of both Hyde Park and Kensington Gardens.

Transport links can be found at Lancaster Gate (Central Line) and Paddington (Network rail and Heathrow Express) as well as underground lines (Elizabeth, Hammersmith & City, Bakerloo and Circle & District).

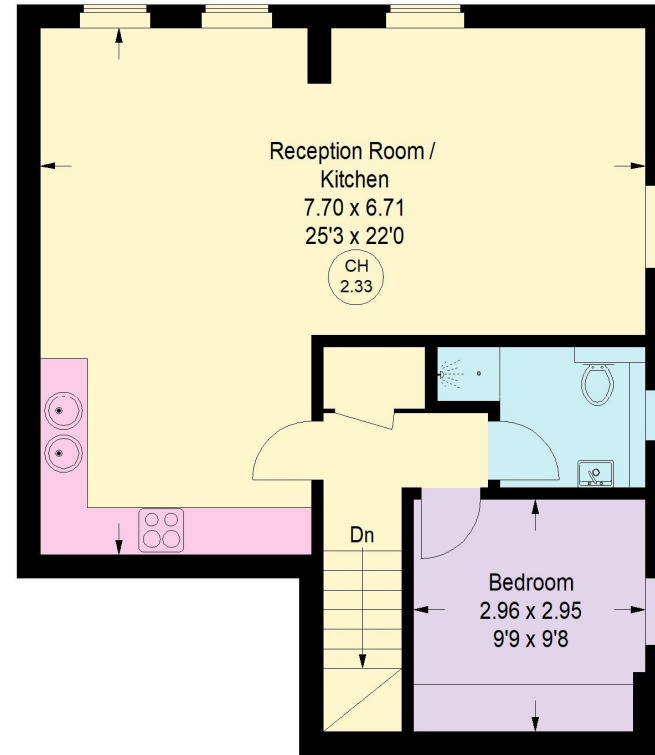




**Lower Ground Floor**



**Ground Floor**



**First Floor**

**Approximate Gross Internal Floor Area  
100.4 sq m / 1,081 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.

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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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Particulars dated September 2022. Photographs and videos dated September 2022.  
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