

Leinster Mews, Hyde Park W2



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A wonderful opportunity to move into a beautifully refurbished house that has been extended to provide over 2,100 sq ft of accommodation in one of the most sought-after mews in Bayswater.

Renovated to provide luxury living standards with underfloor heating and air conditioning throughout, the space has been perfectly designed to offer two well-proportioned reception areas, a designer kitchen and four good-sized bedrooms, each with their own en suite all with bespoke built-in wardrobes. This house offers a fantastic flexible use of space and excellent storage, balancing practical living with a high-standard finish.



Guide price: £3,500,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G











Location

Discreetly situated in a quiet mews set amongst the grand, luxury developments in Lancaster Gate. This house is well-positioned for access to the open green spaces of Hyde Park and Kensington Gardens, and fantastic transport connections including the Central Line at Lancaster Gate or Queensway and the Elizabeth Line, Heathrow Express and London Underground network at Paddington station.



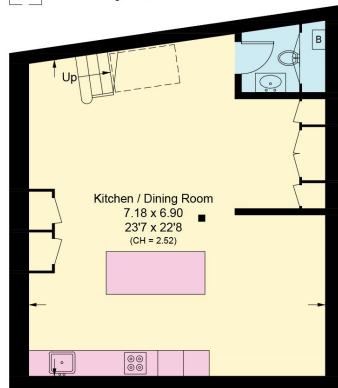
Leinster Mews, W2

Approximate Area = 197.8 sq m / 2129 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 213.3 sq m / 2296 sq ft
Including Limited Use Area (5.1 sq m / 54 sq ft)

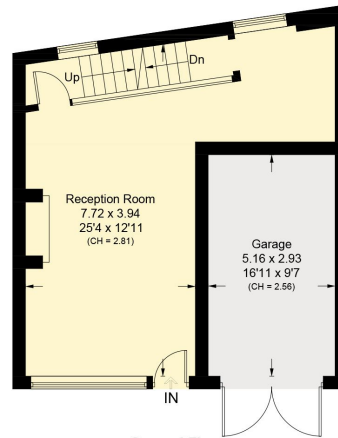


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

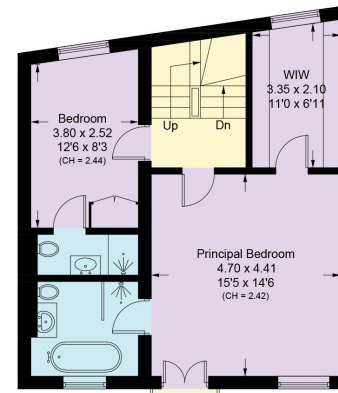
= Reduce head height below 1.5m



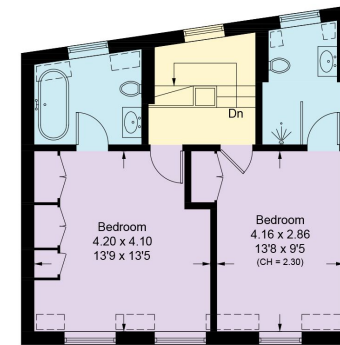
Lower Ground Floor
Approximate Area = 53.6 sq m / 577 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Ground Floor
Approximate Area = 38.8 sq m / 418 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



First Floor
Approximate Area = 56.5 sq m / 608 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Second Floor
Approximate Area = 48.9 sq m / 526 sq ft
Including Limited Use Area (2.8 sq m / 30 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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Particulars dated June 2024. Photographs and videos dated June 2024.

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