

Conduit Mews, Hyde Park W2





# Conduit Mews, Hyde Park W2

This generous, circa 129.8 sq m (1397 sq ft) two storey, three bedroom mews house offers excellent entertaining space due to the separate reception spaces found on the ground floor. This level is uniquely bright due to having windows to both ends of the property. Also found on the ground floor is the well equipped kitchen that boasts ample fitted cabinets and integrated appliances, cloakroom and integral garage.

Positioned on the first floor are the three double bedrooms and family shower room with the principal bedroom featuring en suite bathroom and access to a wonderful, private southwest-facing roof terrace which spans the width of the house.



**Offers in excess of:** £2,000,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** G

















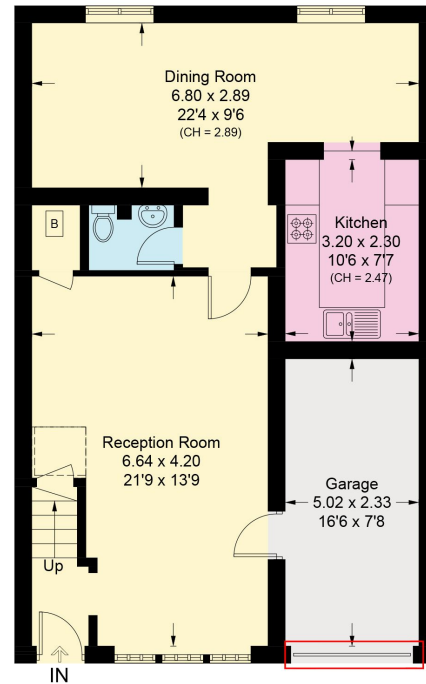
## Conduit Mews, W2

Approximate Area = 129.8 sq m / 1397 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
(Including Garage)

[ ] = Reduce head height below 1.5m

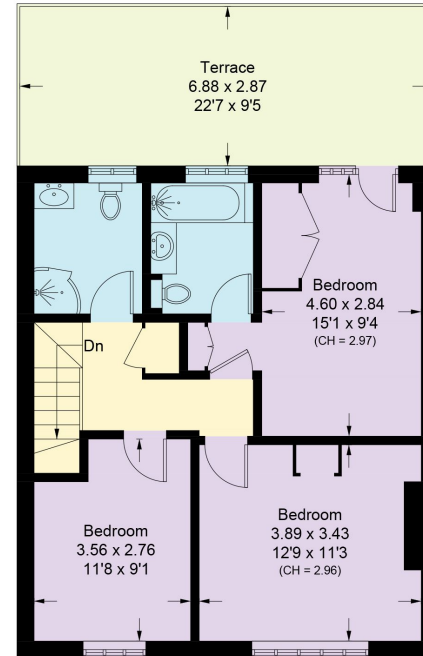


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



### Ground Floor

Approximate Area = 74.9 sq m / 806 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



### First Floor

Approximate Area = 54.9 sq m / 591 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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