

## Praed Mews, W2

£1,000,000

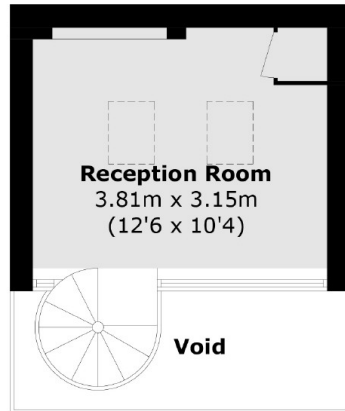
A stunning one bedroom house in a cobbled mews. The property has an open plan reception with a modern fitted kitchen, room to dine, high ceilings and access to the private balcony. There is a spiral staircase to the mezzanine reception, garage on the ground floor, and a balcony off the bedroom.

Praed Mews offers easy access to Hyde Park and the boutique shopping district of Connaught Village. Paddington Station is nearby with the London Underground, National Rail, Heathrow Express and Crossrail.

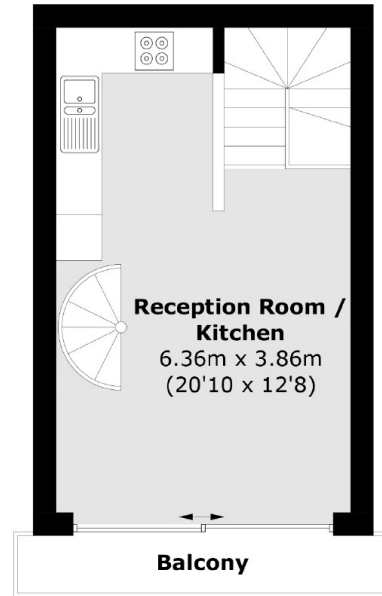
### Features

- One Bedroom
- Mezzanine
- Mews House
- Balcony
- Garage
- Open Plan

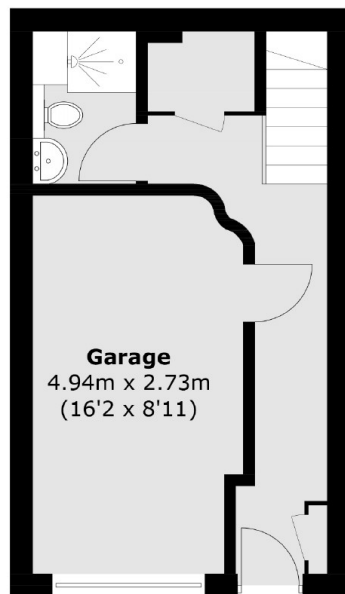
# Praed Mews, London, W2



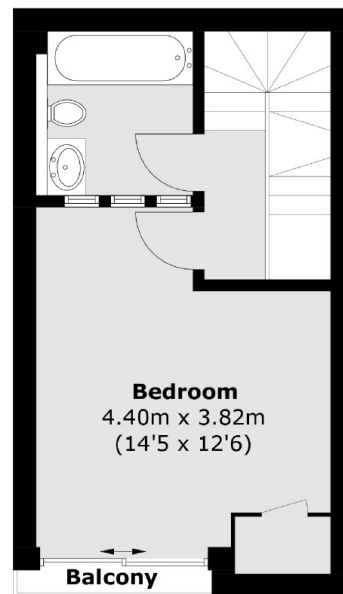
**Third Floor / Mezzanine**



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 93.2 sq. m (1,003.2 sq. ft)  
(Excluding Void)

Balcony area : 4.4 sq. m (47.4 sq. ft)