



50 CONDUIT MEWS  
London, W2 3RE



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

# CONDUIT MEWS

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Spanning across 2,185 square feet, thoughtfully designed to cater to modern family living. From the elegant interiors to the private outdoor space, every detail has been curated to create a warm, welcoming home ideal for both everyday life and entertaining. Set within a quiet and prestigious mews, this property is a rare find for discerning buyers seeking a family-friendly haven in Central London.

# INTRODUCTION SUMMARY

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Located in the heart of Paddington, this stunning four bedroom mews property offers the perfect blend of luxury, space, and functionality.





# GROUND FLOOR

The kitchen/dining room is a spacious and open plan layout, perfect for both everyday family living and entertaining. The homeowner often hosts guests here; pour your guests a drink and carry on with your cooking, all the while enjoying their company.



# GROUND FLOOR

With high end Bosch appliances, sleek marble finishes and abundant natural light, the kitchen flows seamlessly into the patio garden, creating an exceptional setting for al fresco dining and hosting fabulous social gatherings.





## GROUND FLOOR

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Immaculately finished and sophisticated, this space features bespoke cabinetry and cutting edge design details.

LED lighting throughout the kitchen ensures low energy usage, whilst maintaining a luxurious ambiance.

A smart home technology and a bespoke sound system are seamlessly integrated, offering complete control over lighting, music, and temperature at your fingertips - an effortless luxury that compliments this modern home.



# GROUND FLOOR

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The property also contains a utility room and a garage, offering practical space for storage or vehicles, once home to a red Ferrari, a red Ducati motorcycle, and a Vespa. The garage is also equipped with an electric car charger. For added convenience, the property benefits from two off-street parking permits, ensuring ample parking space for residents and guests.



# FIRST FLOOR

The living room is a generous space for lounging or hosting guests, with large windows that flood the room with natural light and offer beautiful views of the mews. The owner, an avid musician, has added personal touches that enhance the space's character.



# FIRST FLOOR

A remarkable room, which is exceptionally peaceful in contrast to its Central London location. You can truly escape the hustle and bustle whilst not stepping foot out of the city, in the comfort of your own home tucked away.

It's a testament to how rare this property is, providing a tranquil sanctuary amidst one of the busiest parts of London.





# FIRST FLOOR

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Moving through the first floor, you will find two well sized rooms, with access to a family bathroom.



# FIRST FLOOR

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One of these rooms is currently used as a study, which is where the owner spends much of his time.

This highlights how easily the home adapts to modern family needs, including those who work from home, offering both a functional and comfortable space for work, relaxation and your hobbies.



# SECOND FLOOR

The principal bedroom, featuring a private en-suite, is a luxurious space designed for ultimate relaxation.





## SECOND FLOOR

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With generous wardrobe space, it offers perfect accommodation for a couple, combining comfort and privacy.



## SECOND FLOOR

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A second well proportioned bedroom, also with an ensuite bathroom, completes the floor, ideal for family or guest use.



# OUTSIDE

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The resplendent patio garden is designed for relaxation and entertaining, offering a private retreat in the heart of the city.

Perfect for summer evenings or family time, the outdoor space exudes elegance while providing a comfortable environment for everyday enjoyment.



# LOCATION

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Paddington is a vibrant and highly sought after location in Central London, renowned for its excellent transport connections, including Paddington Station, which offers access to the Heathrow Express, Elizabeth Line, and major rail networks.

The area boasts a unique blend of urban convenience and green spaces, within walking distance of Hyde Park.

Paddington is also surrounded by world-class amenities, including luxury hotels, fine dining, and boutique shopping.

Its picturesque canals, such as those in Little Venice, provide a tranquil retreat, making it an ideal location for families and professionals alike.

## PRIVATE SCHOOLS:

- Pembridge Hall School: 11 minute drive (2.3 miles)
- Queens College London: 12 minute drive (2.8 miles)
- Abercorn School: 15 minute drive (3.5 miles)

## TRANSPORT LINKS:

- Paddington Station: 5 minute walk (0.3 miles)
- Heathrow Airport: 15 minutes via Heathrow Express or 33 minutes via Elizabeth Line

## HEALTHCARE:

- St. Mary's Hospital: 4 minute walk (0.2 miles)

## PARKS:

- Hyde Park: 10 minute walk (0.5 miles)



Photos by Baron and Jamie Davies

# GENERAL INFORMATION

## SERVICES:

Mains Water, Gas and Electricity

## TENURE:

Freehold

## LOCAL AUTHORITY & TAX BAND:

City of Westminster & Council Tax Band: H

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Raji Khaira, 07392 112 320, rajikhaira@luxurypropertypartners.co.uk

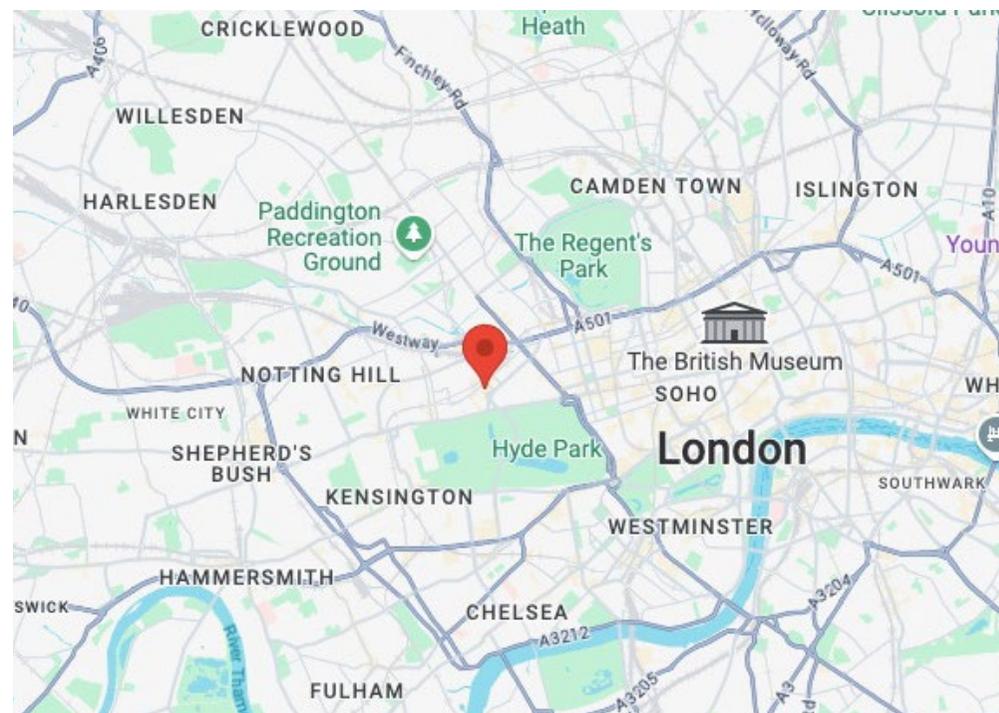
## AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## BULLET POINTS:

- Perfect family home in a peaceful yet central mews setting
- Beautifully designed with four bedrooms, including two en-suites
- Bosch appliances
- Expansive 2,185 square feet layout
- Stylish and modern living spaces
- Close to Paddington's excellent transport links and world-class amenities
- Located near prestigious private schools
- Near Hyde Park
- Freehold | Council Tax Band: H
- EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# GROUND FLOOR

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**TOTAL: 2185 sq. ft, 203 m2**

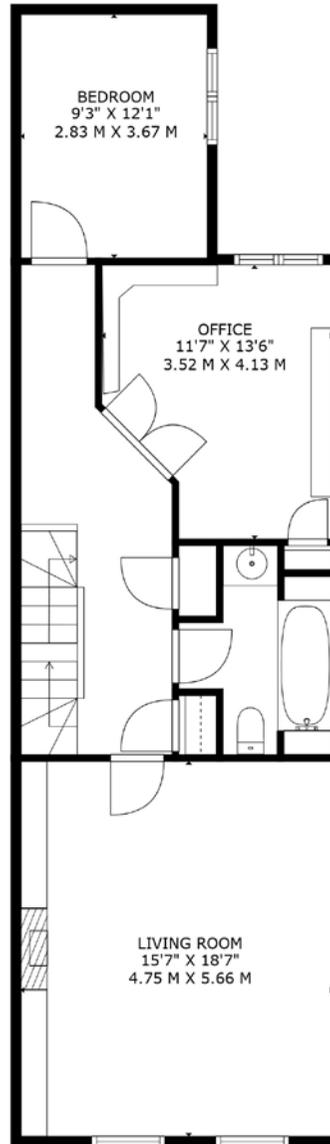
GROUND FLOOR : 609 sq. ft, 57 m2, FIRST FLOOR : 787 sq. ft, 73 m2, SECOND FLOOR : 789 sq. ft, 73 m2  
EXCLUDED AREAS: GARAGE: 163 sq. ft, 15 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



# FIRST FLOOR

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**TOTAL: 2185 sq. ft, 203 m2**

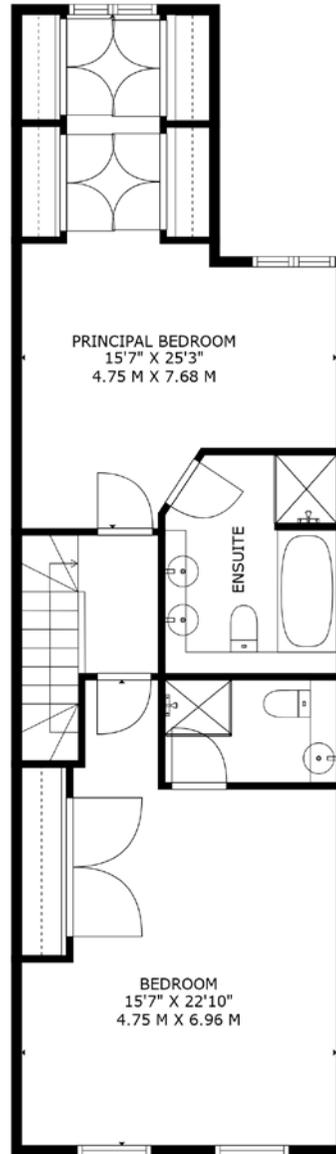
GROUND FLOOR : 609 sq. ft, 57 m2, FIRST FLOOR : 787 sq. ft, 73 m2, SECOND FLOOR : 789 sq. ft, 73 m2  
EXCLUDED AREAS: GARAGE: 163 sq. ft, 15 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



# SECOND FLOOR

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**TOTAL: 2185 sq. ft, 203 m2**

GROUND FLOOR : 609 sq. ft, 57 m2, FIRST FLOOR : 787 sq. ft, 73 m2, SECOND FLOOR : 789 sq. ft, 73 m2  
EXCLUDED AREAS: GARAGE: 163 sq. ft, 15 m2

Sizes And Dimensions Are Approximate, Actual May Vary.





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