



# Pindock Mews

MAIDA VALE • GUIDE PRICE £2,200,000

A stylish two-bedroom freehold mews house with development potential. Discreetly located on one of the best locations in Maida Vale and just a few minutes' walk from Warwick Avenue Tube and the Regents Canal.

- o Mews House
- o Two/Three Bedroom
- o Development Potential
- o Internal Garage/Studio Space
- o Open-plan Kitchen/Dining Room

#### DESCRIPTION

This unusually bright and stylish two-bedroom freehold mews house offers over 1500sq.ft. of flexible living space over three floors. Plus, it still retains the use of the garage, which spans almost the entire footprint of the building and could be developed (subject to planning) to help create a third double bedroom suite. Currently, the garage is used as a work studio with access to the first floor opening onto a wonderfully bright semi-open-plan kitchen-living room. With bedrooms and bathroom found on the top floor.

Pindock Mews, a delightful cobbled mews, nestles in the heart of the Maida Vale Conservation Area. Renowned as one of the best spots in the area, it's just minutes from Regent's Canal. Surrounded by independent shops on Formosa Street, the mews boasts restaurants like The Waterway and The Summerhouse. Local pubs include the Hero of Maida Vale and Warwick Avenue Tube (Bakerloo Line) is a five-minute walk away.

Property Ref 764500

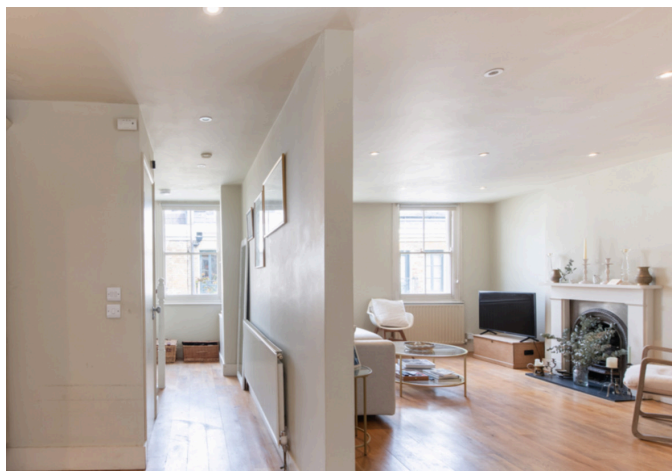
#### TERMS

**Price:** Guide Price £2,200,000

**Tenure:** Freehold

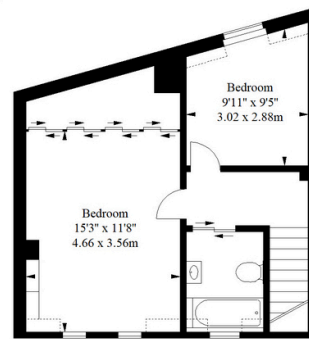
**Ground Rent:** £150.00

**Service Charge:**

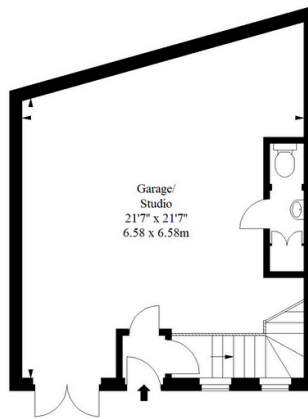




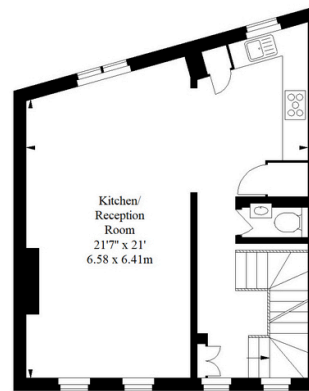
**Pindock Mews, W9**  
 Approx. Gross Internal Area \*  
 1508 Ft<sup>2</sup> - 140.09 M<sup>2</sup>  
 (Including Garage/ Studio)



Second Floor



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS - Code of Measuring Practice  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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