

## KEY FEATURES

- Private patio
- Cobbled mews setting
- Quiet cul-de-sac position
- Bright natural light
- Scope for modernisation

Positioned within an attractive cobbled mews in the heart of Paddington, the property forms part of a characterful setting comprising period houses, a former hayloft and warehouse. The house is arranged over two floors and includes a private patio, offering usable outdoor space within a quiet cul-de-sac environment. A garage further enhances practicality and is a valuable feature in this central location.

The accommodation includes two bedrooms and one bathroom, arranged across two floors. The ground floor incorporates an open plan kitchen and living space, benefitting from good natural light. The property offers good storage throughout and is held on a freehold basis. It is presented in need of modernisation, providing scope for refurbishment and the opportunity to reconfigure or update to suit individual requirements.



2 BEDROOM



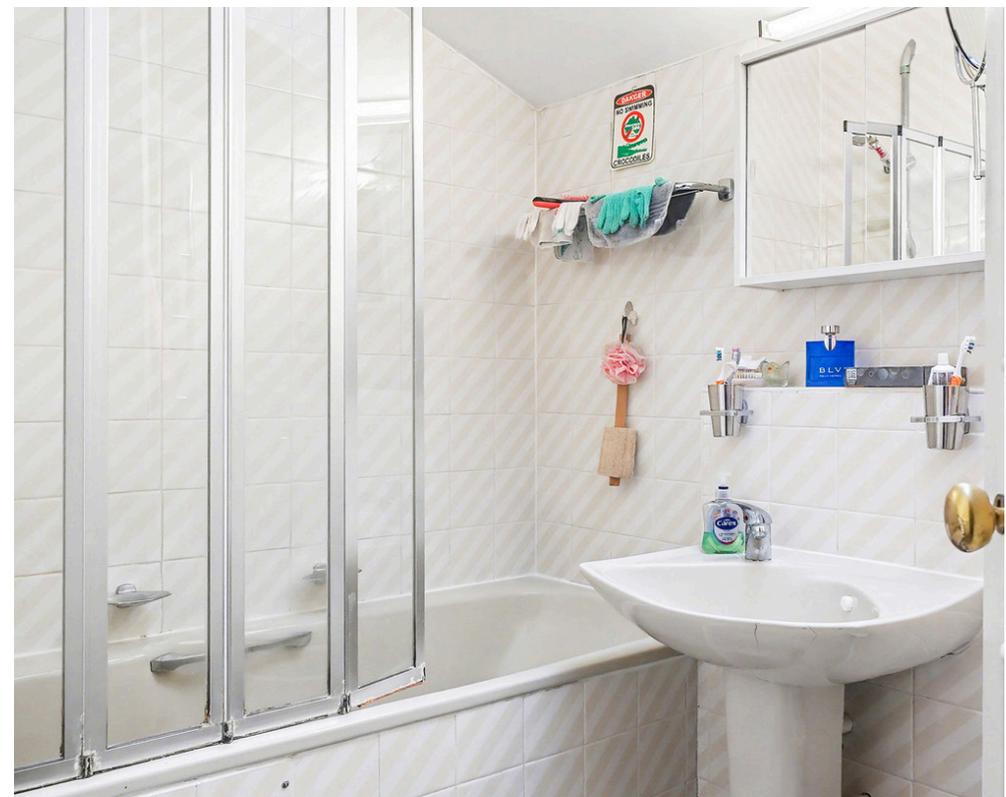
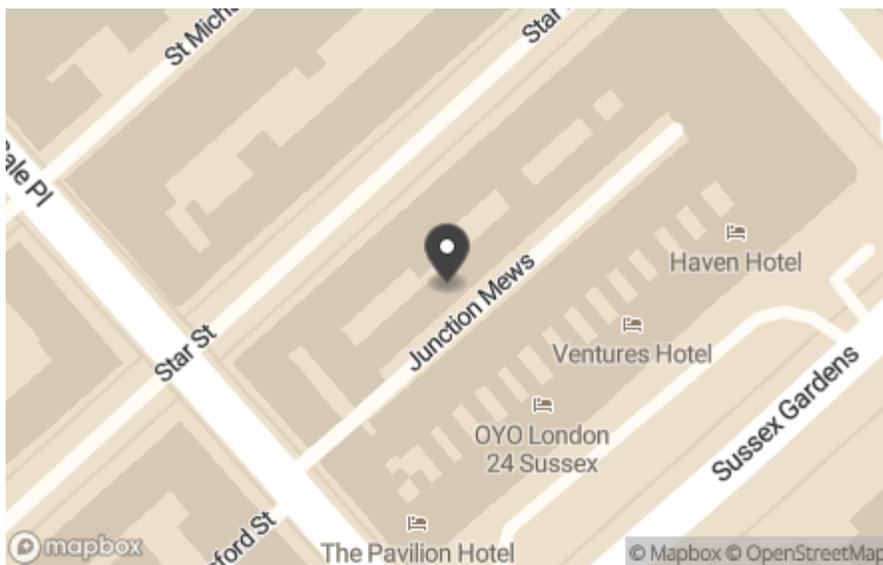
1 BATHROOM





## LOCATION

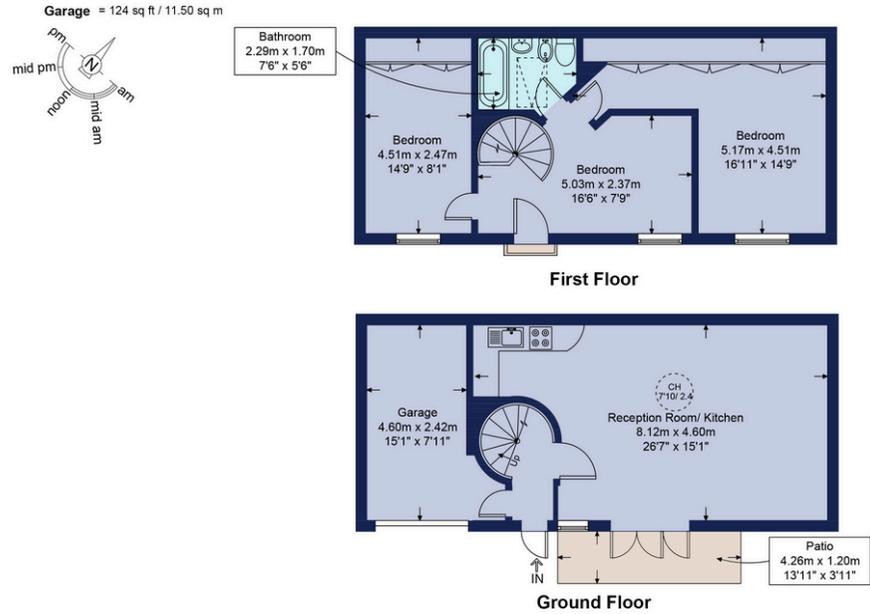
Junction Mews is set in Paddington, a two minute walk from Paddington Basin with its canal-side restaurants and waterside walks. The shops, cafés and everyday amenities of Edgware Road and Praed Street are close by, while Hyde Park and Connaught Village are around a 10 minute walk away. Paddington Station is nearby, providing Underground access via the Bakerloo, Circle, District and Hammersmith & City lines, alongside national rail services, the Elizabeth line and the Heathrow Express, placing the West End, the City and Heathrow within easy reach, with Notting Hill, Marylebone and Oxford Street also within close reach.





**Junction Mews, W2**

**Approximate Gross Internal Area = 1040 sq ft / 96.64 sq m**  
(Including Garage)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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**TERMS**

Price: £1,950,000

Tenure: Freehold

Council Tax Band: G

Viewing: By appointment only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
		65	80
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

