



**BEAUCHAMP
ESTATES**

Brook Mews North

BAYSWATER





Rare-to-market modern mews apartment, moments from Hyde Park.



Exterior

Rare-to-market a two-bedroom, two-bathroom modern mews apartment in one of Central London's most sought-after locations, moments from Kensington Gardens and Hyde Park. This exceptional first-floor residence is one of the very few mews' properties in the area offering spacious lateral apartment living, extending to over 1,100 sq ft with a bright dual-aspect layout, lift access, and secure gated parking.

Highlights

- Mews setting
- Prime Kensington Gardens location
- Lateral, dual aspect apartment
- Bespoke Poggenpohl kitchen





Interiors

The spacious reception room flows into a contemporary open-plan kitchen, creating an ideal setting for both everyday living and entertaining. The kitchen was thoughtfully refurbished in 2021 to an exceptional standard, featuring a bespoke Poggenpohl design with an oversized island, porcelain worktops, Quooker tap, Siemens Studio Line appliances, and striking integrated lighting. Both bedrooms are generously proportioned, benefiting from deep built-in wardrobes. The principal bedroom includes an en-suite bathroom, while the 2nd bathroom is equally spacious. Additional features include hardwood flooring, utility room, cloak storage, and full fibre broadband.

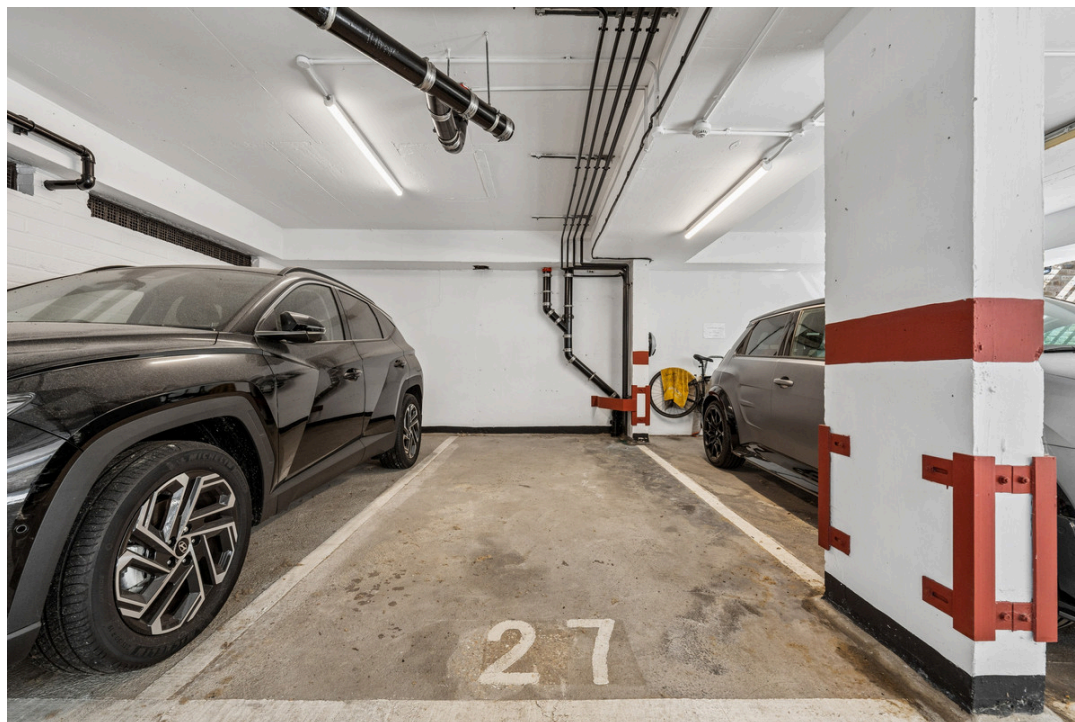


Features

- Lift
- Secure Parking

Location

Brook Mews North is just a stone's throw from the Italian Gardens entrance to Kensington Gardens, providing 100 hectares of parkland, formal gardens and recreation space. The apartment enjoys unrivalled transport links, with Lancaster Gate Underground 290m (Central line) and Paddington Station 450m away (Elizabeth line, Heathrow Express, District, Circle, Hammersmith & City, Bakerloo Underground lines). Oxford Street and Bond Street are reachable within a 20-minute walk, while Mayfair's Grosvenor and Berkeley Squares are around 30 minutes away on foot. The area is also highly regarded for its outstanding educational offerings, with prestigious schools and nurseries nearby, including Minors Nursery, Wetherby School, Pembridge Hall School.



Terms

Price: Offers In Excess Of
£1,500,000

Tenure: Leasehold, 973 years
remaining

Ground Rent: £250.00

Service Charge: £6,045.98

Local Authority: Westminster

Council Tax: G

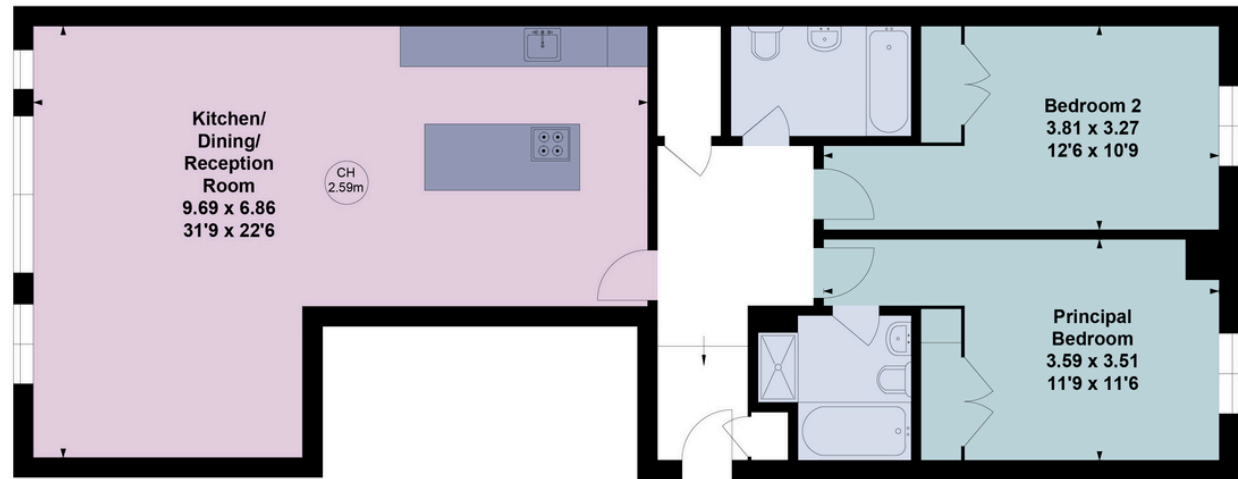
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
A	82	A	84
B	85	B	89
C		C	
D		D	
E		E	
F		F	
G		G	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England, Scotland & Wales		England, Scotland & Wales	

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Brook Mews North, W2

Gross internal area (approx) 110.37 sq m / 1188 sq ft

Key :
CH - Ceiling Height



First Floor

For Identification Only. Not To Scale.

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