



## PRINCES MEWS, W2

£2,350,000

Cobbled Mews  
Prime Bayswater  
No Onward Chain  
Stunning Facade  
Excellent Condition  
Access to Private Garden

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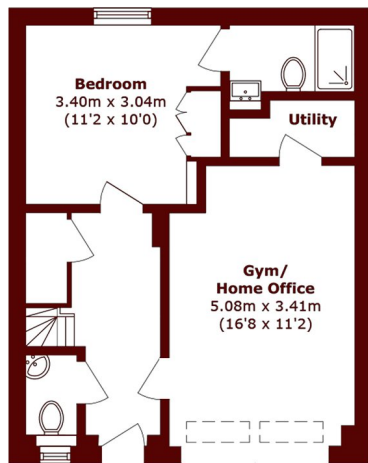
# ABOUT THE PROPERTY

A fabulous, rarely available 3-bedroom, 3.5-bathroom mews house in prime Bayswater, presented in excellent condition throughout. Boasting a charming facade, this superb property is arranged over three floors, thoughtfully designed to combine classic mews character with modern living.

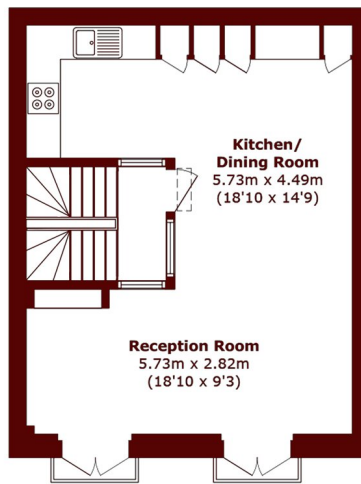
The ground floor features a cleverly converted garage, with a practical laundry room at the rear, a well-proportioned bedroom, and a guest WC. On the first floor, the accommodation continues with a bright, spacious open-plan kitchen seamlessly connected to a generous reception and dining area, perfect for entertaining. The second floor comprises the principal



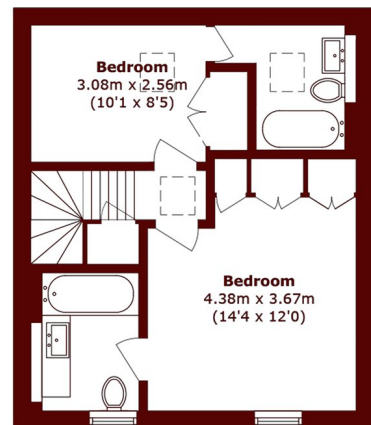
# STEP INSIDE PRINCES MEWS



**Ground Floor**



**First Floor**



**Second Floor**

Total area (approx.): 123.3 sq. m (1327.2 sq. ft)

**Notting Hill**  
020 7313 2890

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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