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FOR ENQUIRIES QUOTE REF: GT-1405

5 2 3

Spring Street, London, W2

Guide Price £3,500,000

Freehold



- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen/Dining Room
- Guest Cloakroom
- Walk in Pantry
- Utility Room
- Sauna Room
- Cobbled Patio & Flat Roof Top Terrace
- 3390 sq ft | 314 m2



Formed from three former buildings and brought together as one substantial home, this freehold residence spans 3390 sq ft | 314 m2. Original features sit harmoniously alongside thoughtful design, with high ceilings, reclaimed timber floors, exposed brickwork and beams, and bespoke joinery throughout. At the heart of the house is an impressive c.783 sq ft | 72.7 m2 kitchen and dining room where a large skylight, rear windows, and doors bring an abundance of natural light to the space. This area boasts a bespoke zinc-surfaced island, exposed beams, and a practical walk-in pantry.

The accommodation includes a welcoming reception room with a working fireplace, a separate family room a guest cloakroom, and a utility room. The principal suite features its own dressing room and bathroom, while four further bedrooms and a family bathroom complete the sleeping quarters. The lower-ground-floor amenities are completed by a custom-built sauna room. Outside space includes sole use of a charming cobbled patio and a decked flat roof top terrace.

Spring Street places you in the vibrant heart of Paddington, offering enviable proximity to the expansive green spaces of Hyde Park and the charming cafés and shops of the neighbourhood. Connectivity includes Lancaster Gate Underground Station (Central line) and Paddington Station with access to multiple Underground lines (Bakerloo, Circle, District, Hammersmith & City), the Elizabeth line, national rail services, and the Heathrow Express. The fashionable districts of Marylebone High Street, Westbourne Grove, and Notting Hill are all easily accessible, providing a wealth of dining, shopping, and cultural experiences.




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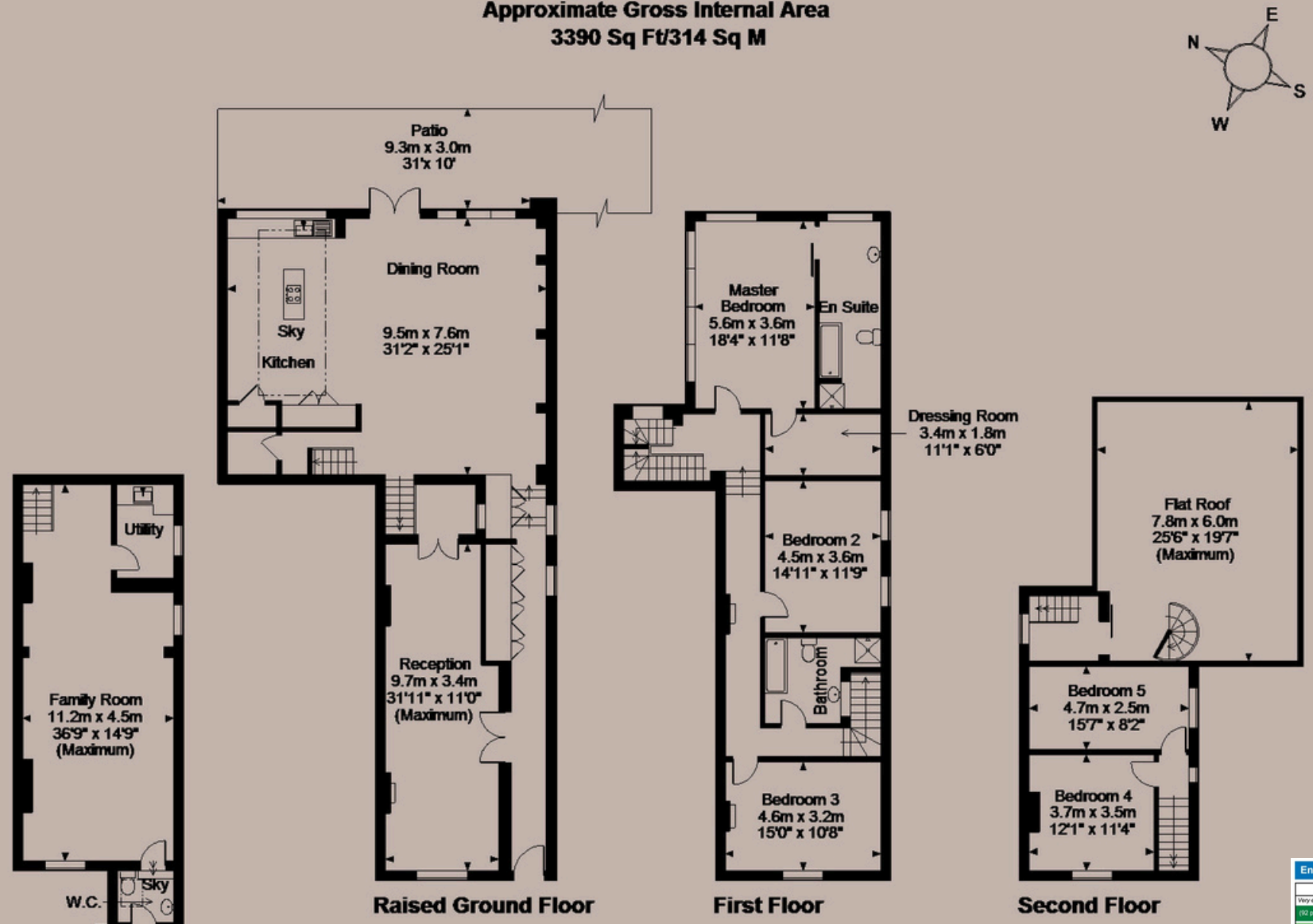

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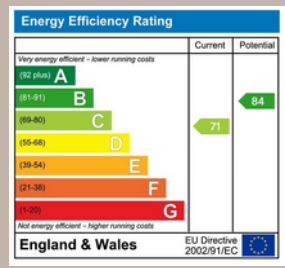
Spring Street, W2
Approximate Gross Internal Area
3390 Sq Ft/314 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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