



Pindock Mews

MAIDA VALE • GUIDE PRICE £2,200,000

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 two-bedroom freehold mews house, c1500sq.ft. of flexible living space over three floors. Plus, plus, it still retains the garage, which spans almost the entire footprint of the building and could be developed to help create a three-bedroom home (subject to planning). Currently, the garage is used as an artist's studio. The first floor opens onto a wonderfully bright semi-open-plan kitchen-living room. With two bedrooms and a bathroom on the top floor.

Pindock Mews is a delightful cobbled mews, nestled in the heart of the Maida Vale Conservation Area. Renowned as one of the best spots in the area, and only minutes from Regent's Canal and the independent shops, restaurants, and cafés on Formosa Street. Warwick Avenue Tube (Bakerloo Line) is a five-minute walk away.

Quote Reference: 764500

TERMS

Price: Guide Price £2,200,000

Tenure: Freehold

Ground Rent: £150.00

Service Charge:

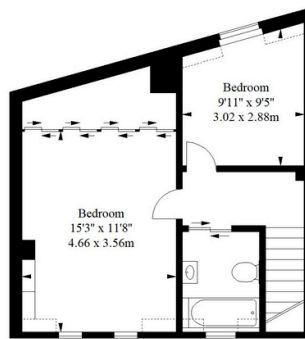
Local Authority: Camden

Council Tax: FDC

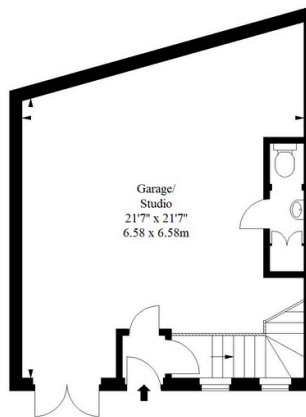




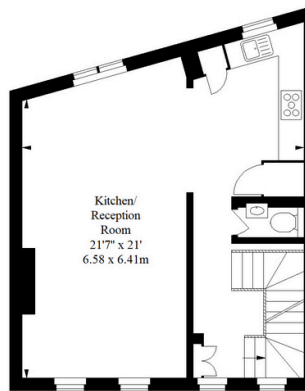
Pindock Mews, W9
 Approx. Gross Internal Area *
 1508 Ft² - 140.09 M²
 (Including Garage/ Studio)



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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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