



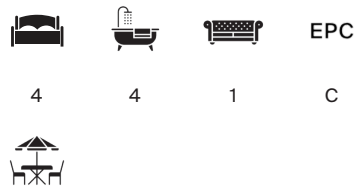
## LANCASTER MEWS

Hyde Park, W2



# FOUR BEDROOM MEWS HOME WITH ROOF TERRACE

Bespoke Bulthaup kitchen that boasts a great range of fitted cabinets and Gaggenau appliances, island hob and breakfast bar.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Freehold

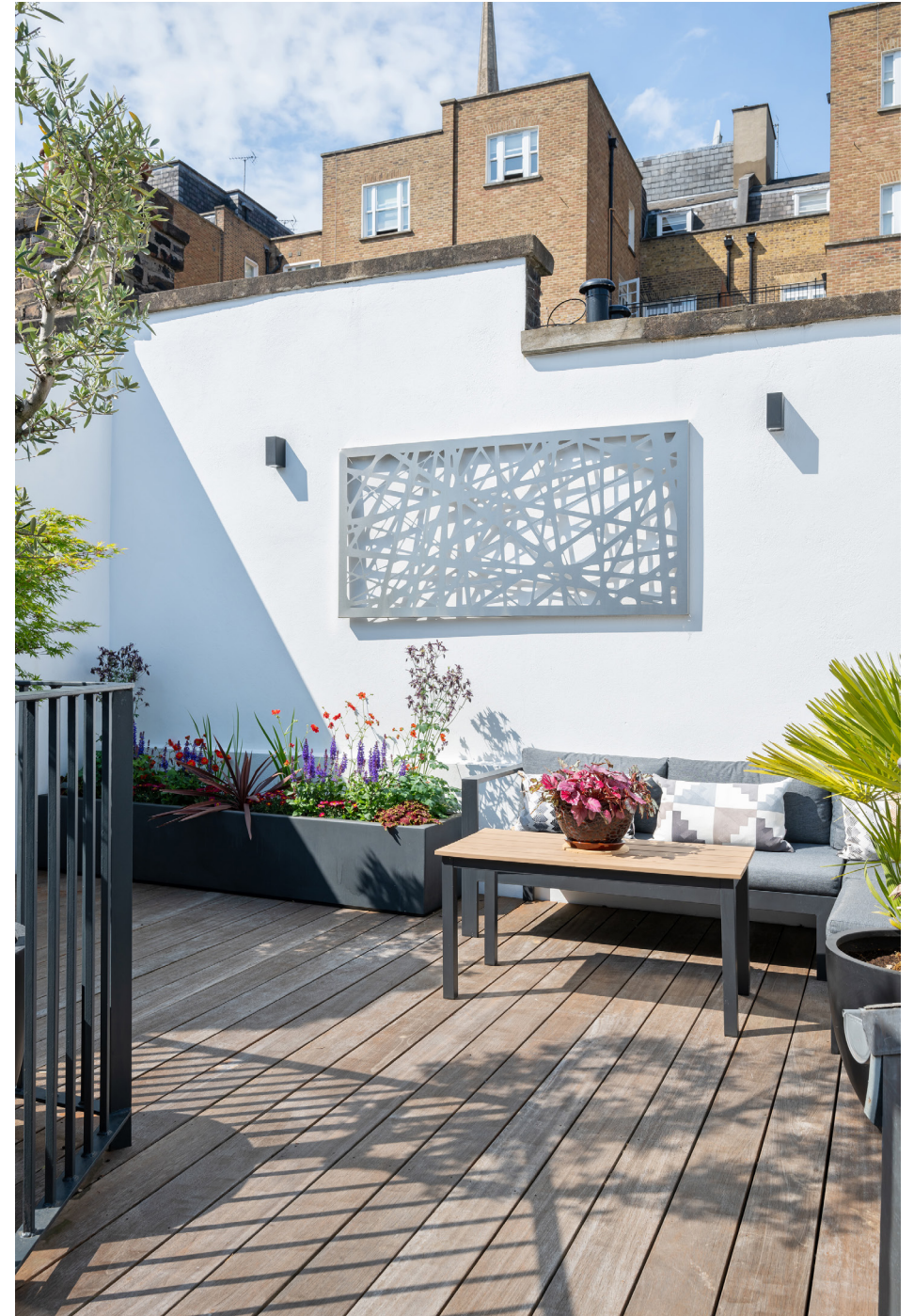
Guide Price: £4,500,000



## THOUGHTFUL DESIGN

The ground floor comprises spacious reception room with ample space for dining, open-plan.

Positioned on the second floor is another flexible space which could be a superb bedroom due to the built-in wardrobes and shower room but is currently used as additional living space which leads out onto the generous, South Westerly facing roof terrace which is not overlooked.







## ARCHITECT DESIGN

The house was designed by boutique London based architects Pike & Partners and was completed in 2021. Internally it offers approximately 272 sq. m. (2928 sq. ft.) and is filled with natural light thanks to being dual aspect with big windows, a central skylight and two lightwells adding extra light and creating two courtyard gardens.

Two double bedrooms can be found on the first floor with the principal bedroom featuring a walk in dressing area and sumptuous en suite bathroom.



## LOWER GROUND FLOOR AND SECOND BEDROOM

The second bedroom features its own en suite shower room. This floor also includes a guest cloakroom and a well-equipped utility room.

The lower ground floor is highly adaptable and is currently used as a home gym and guest bedroom with en suite shower but it is possible to zone this floor off into two or three separate rooms dependent on your needs.

### Location:

One of W2's most desirable mews locations, Lancaster Mews is accessed from Craven Terrace which provides a selection of boutique shops and cafes and is situated just moments from Hyde Park and Kensington Gardens which collectively offer 625 acres of green space and amenities including open water swimming, boating, cycling, tennis and horse riding, as well as being home to Kensington Palace, the Italian Gardens, numerous cafes and the Serpentine Lake. The nearby transport facilities include Lancaster Gate (Central line) and Paddington (Elizabeth/Circle/District/Bakerloo lines/Heathrow Express/National Rail) stations.

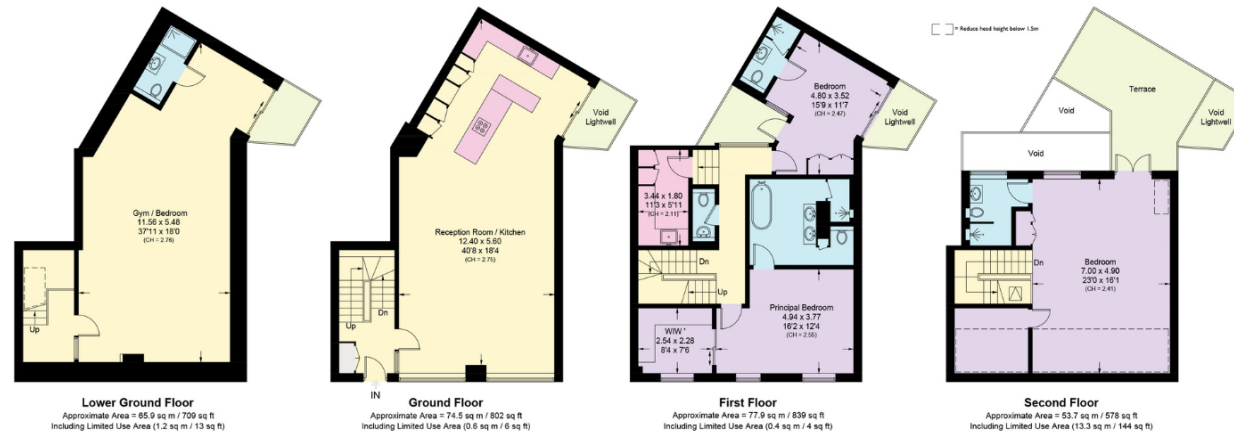








# Lancaster Mews, W2



Approximate Gross Internal Area = 272 sq m / 2928 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Mark Ruffell**

+44 20 3697 8234

Mark.Ruffell@knightfrank.com

**Knight Frank Hyde Park**

1 Craven Terrace

W2 3QD

[knightfrank.co.uk](https://knightfrank.co.uk)

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