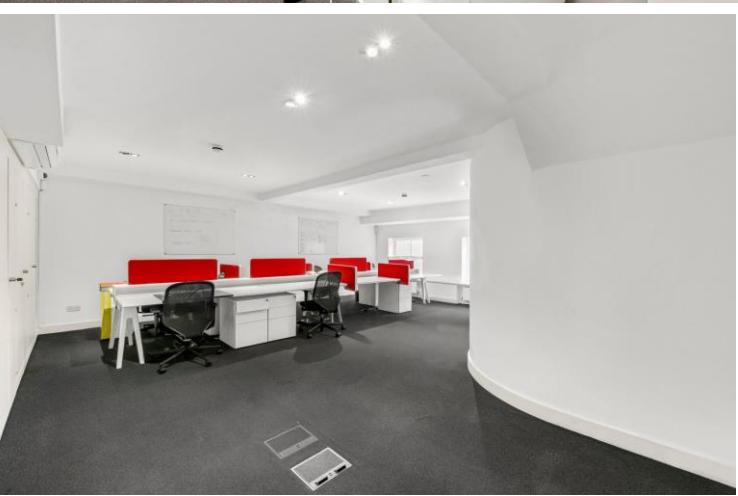




Eastbourne Mews  
Bayswater, W2

CHESTERTONS

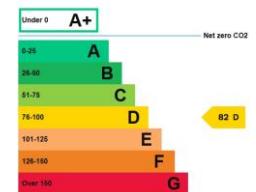




This 1,515 sq ft mews house, formerly used as offices, is currently subject to a planning application for change of use to a private residential dwelling, presenting an excellent blank canvas for a purchaser to create a bespoke London home or pied-à-terre. Situated on Eastbourne Mews, the property is ideally positioned moments from Paddington Station, with an abundance of shops, cafés, pubs and restaurants close by. Sheldon Square, with its amphitheatre, contemporary bars, restaurants and gym, is within easy reach, as are the canal and the A40 Westway, providing both lifestyle appeal and strong connectivity. An ideal London base in a highly convenient and well-connected location.

- 1,515 sq ft
- Mews house
- Blank canvas
- Paddington Station nearby
- Close to shops, cafés & restaurants
- Sheldon Square nearby
- Canal close by
- A40 Westway access

Asking Price £1,250,000



**Tenure:** Freehold

**Service Charge:** None

**Ground Rent:** None

**Local Authority:** City Of Westminster

**Council Tax Band:** G

*Chestertons Hyde Park & Marylebone Sales*

40 Connaught Street

London

W2 2AB

hydepark@chestertons.co.uk

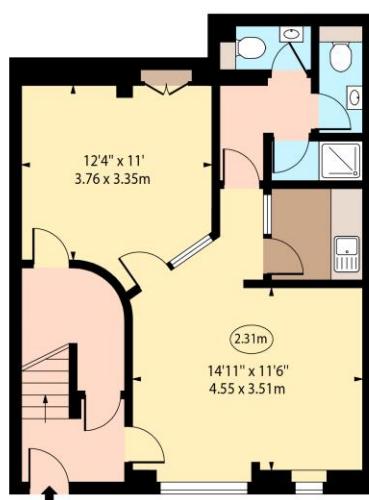
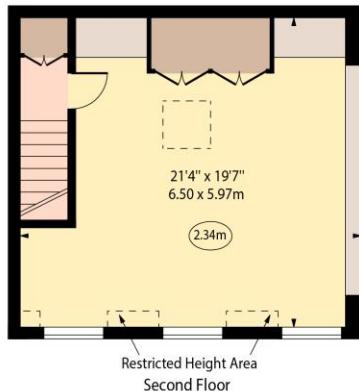
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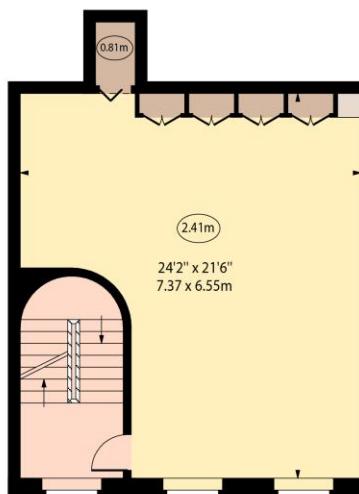
Eastbourne Mews, W2



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area 1497 Sq Ft - 139.07 Sq M

Approx. Floor Area Including Restricted Heights 1515 Sq Ft - 140.74 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 030210E

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