



RIGBY & MARCHANT

A beautifully redesigned three bedroom freehold mews house with a south facing garden, bespoke interiors and over 1,560 sqft of contemporary living, quietly positioned between Maida Vale, Little Venice and Queen's Park.



Chippenham Mews, Maida Vale - W9 2AW
£1,700,000



RIGBY &
MARCHANT

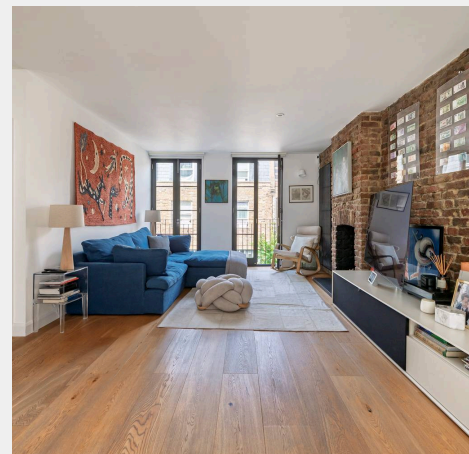
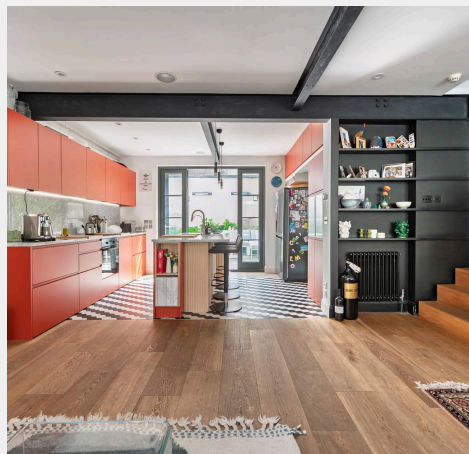


Tucked away within one of Maida Vale's most attractive cobbled mews, this beautifully reimagined freehold home offers over 1,560 sq ft of thoughtfully designed living space, where Victorian character meets bold contemporary architecture. Arranged across three floors, the house has been meticulously refined by the current owners to create a home that feels both striking and wonderfully practical. Exposed brickwork, steel beams and bespoke joinery sit alongside warm timber flooring, natural stone and beautifully crafted cabinetry, creating interiors that are elegant and enduring.

The ground floor is the heart of the home. A spectacular open plan kitchen, dining and living space stretches from the front façade through to the private south facing garden, flooded with natural light throughout the day. The bespoke kitchen centres around a generous marble island with breakfast seating, complemented by oak detailing and vibrant cabinetry that gives the space its distinctive personality. Large glazed doors connect inside and out, making the garden a natural extension of the entertaining space during warmer months.

The first floor offers a wonderfully flexible arrangement with an elegant reception room featuring exposed brick fireplaces, French doors and leafy views, creating an ideal family room, media space or quiet retreat. A further bedroom provides excellent versatility as a guest room, nursery or home office.

The upper floor is home to a beautifully appointed principal bedroom with extensive bespoke wardrobes and a luxurious en suite shower room finished in richly veined stone. A second double bedroom also benefits from its own en suite bathroom, while air conditioning ensures year round comfort.







Outside, the landscaped south facing courtyard garden offers an unexpectedly peaceful setting for dining, entertaining or simply enjoying a quiet morning coffee, a rare feature within central London mews living.

Chippenham Mews enjoys a particularly convenient position between Maida Vale, Little Venice and Queen's Park, placing independent cafés, neighbourhood restaurants, artisan bakeries and excellent everyday shopping within easy walking distance. The open green spaces of Paddington Recreation Ground and the picturesque canals of Little Venice provide a wonderful balance of city living and outdoor lifestyle, while Paddington, Warwick Avenue, Maida Vale and Queen's Park stations offer exceptional connections across London together with direct access to Heathrow via the Elizabeth Line. Families are equally well served by an excellent choice of highly regarded state and independent schools nearby.

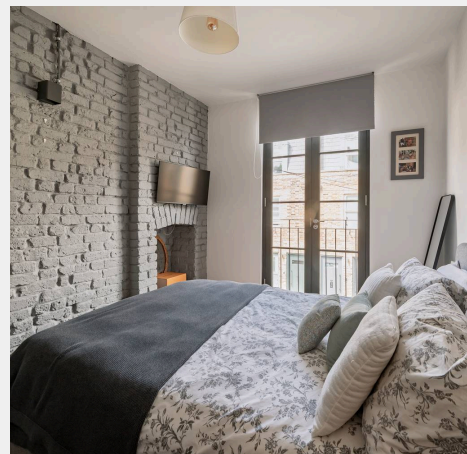
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Design led freehold mews
- South facing garden
- Three bedrooms
- Bespoke contemporary interiors

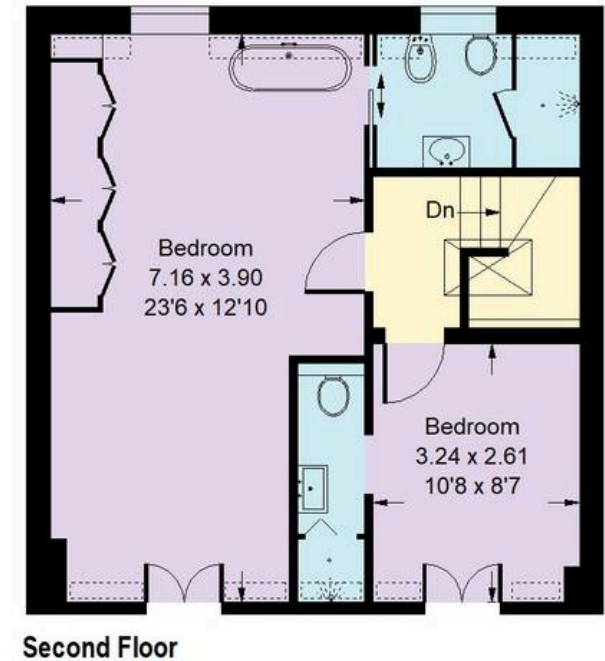


Chippenham Mews, W9

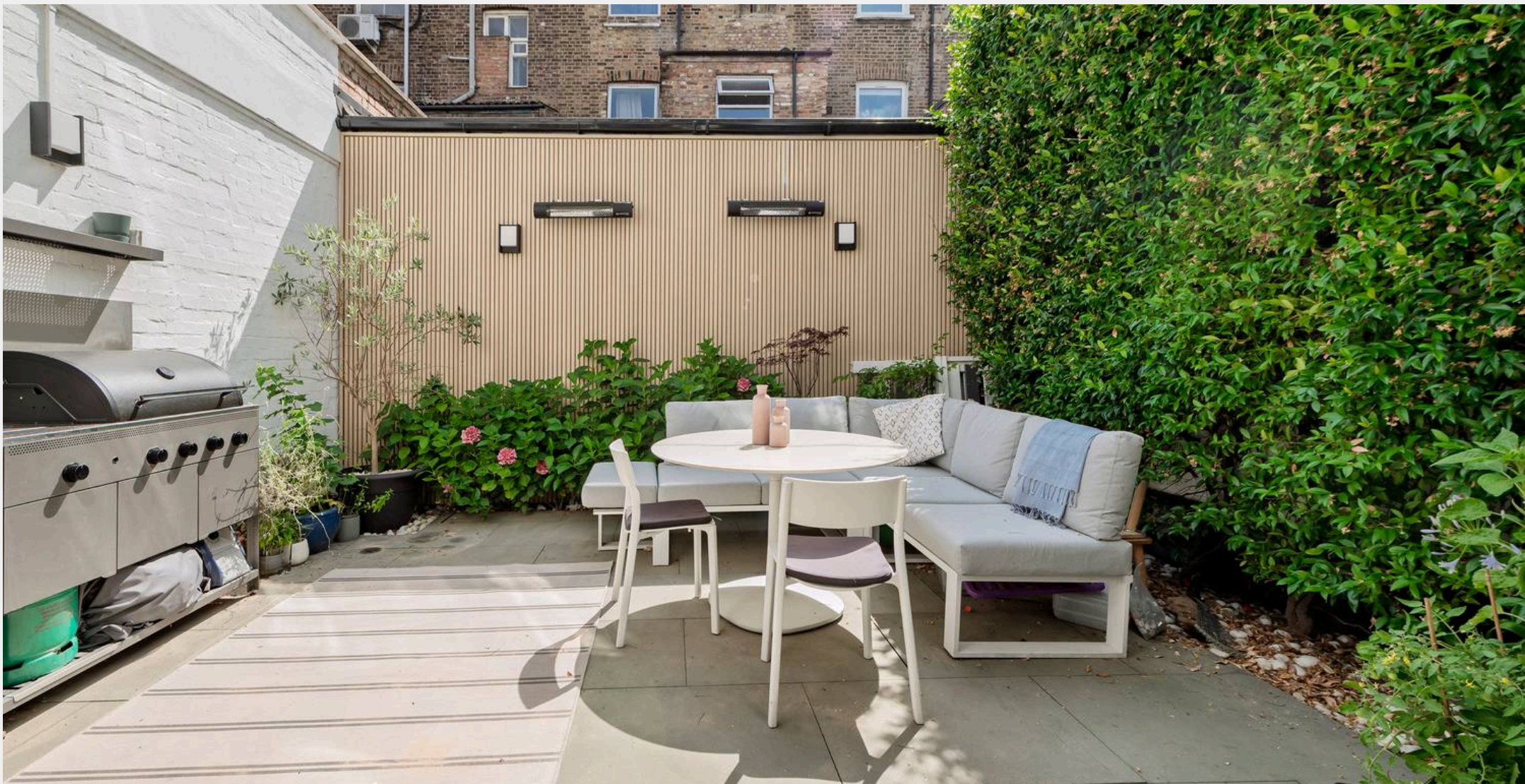
Approx Gross Internal Area
145.2 sq m / 1563 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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