

PINDOCK MEWS
LONDON, W9

GRANT J BATES
— PROPERTY —





A quintessentially British mews house in a stellar location offering over 2,000 sq ft of lateral living across three floors

Pindock Mews, London, W9

Freehold

- Freehold Mews
- Maida Vale / Little Venice
- Lateral Living
- Three Bedrooms
- Three Bathrooms
- Circa 2,000 Sq Ft
- Bespoke Kitchen
- Mandarin & Lusso Stone Bathrooms
- Architectural Staircase
- Turnkey Condition

Description

Tucked away behind classic cobbled paving, this beautifully restored freehold mews house captures everything people love about mews living, discreet, characterful and quietly charming, while sitting just moments from the cafés, canals and green spaces of Maida Vale and Little Venice.

Externally the house has been repointed and windows replaced with timber double glazed sash, internally the renovation is classic yet somehow contrastingly bold.

Arranged over three floors and offering over two thousand square feet of internal space, the house provides three bedrooms and three bathrooms, all thoughtfully considered following a design led renovation that blends strong architectural moments with warmth and texture.

Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com

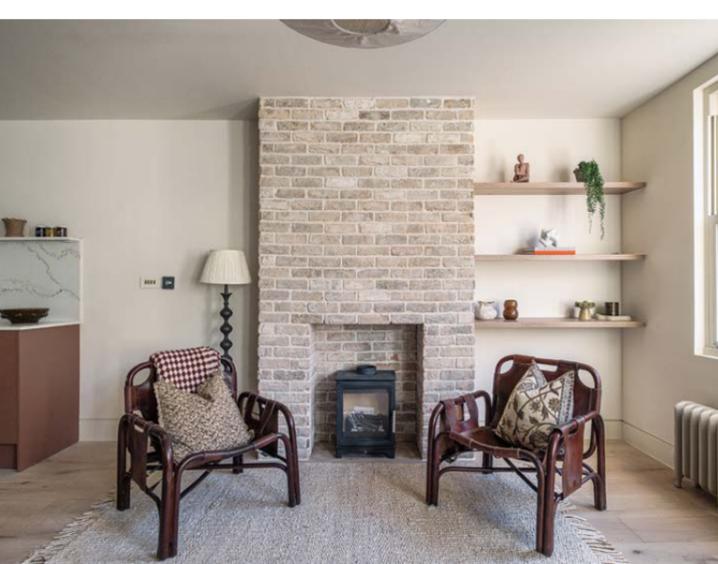


The ground floor offers a welcoming reception space that immediately sets the tone, with beautiful hardwood flooring and a calm, layered palette using Farrow and Ball and Lick paints. Archways and steel beams add more charm to the space. This level also includes a utility room, generous bedroom and a refined shower room, finished with Lusso and ABI tapware and bespoke cabinetry, making it ideal for guests, home working or flexible family living. This floor is underfloor heated throughout.

A striking design feature runs vertically through the house in the form of the staircase, finished in smooth microcement with a handrail carved directly into the wall. Sculptural yet understated, it gives the home a strong architectural identity and a sense of flow between floors.

The first floor is where the house truly opens up, with the kitchen and living space designed as one expansive, light filled environment. Wide plank engineered oak flooring runs throughout, while bespoke cabinetry in a rich baked clay tone brings warmth and depth to the space. Quartz worktops sit alongside Smeg appliances, Corston architectural hardware and a sculptural island with a discreet downdraft extractor. The baked clay tone is echoed again in the crittall detailing, creating a cohesive and confident palette. Lighting has been carefully layered using Spark and Bell, Lights and Lamps, Pooky and Corston fittings, adding softness and atmosphere throughout the day and evening. This floor is heated with cast iron radiators.





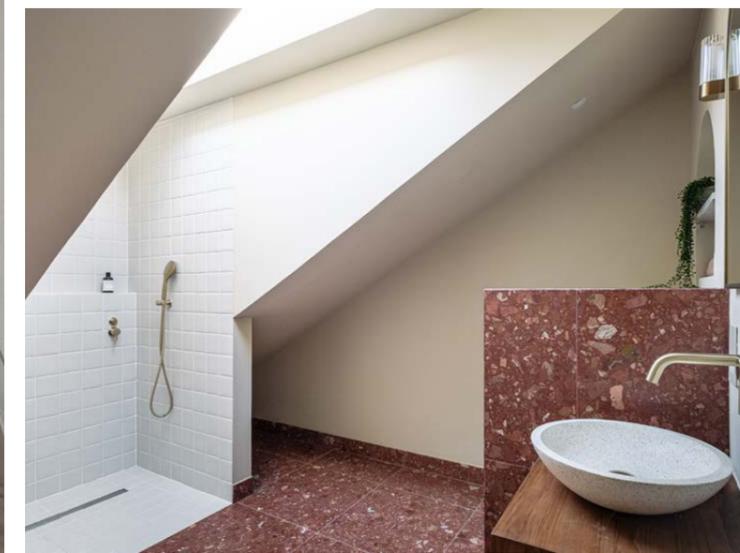


Upstairs, the bedrooms are calm and well proportioned, each benefitting from bespoke built in furniture. Bathrooms are finished to a high standard with Mandarin Stone tiles and Lusso sanitaryware, while the loft level introduces authentic terrazzo tiles from Ca'Pietra, adding texture and a subtle point of difference.

Overall, this is a freehold mews house that fully embraces the romance of its setting, turnkey in nature yet rich in detail, offering privacy, volume and strong design integrity in one of west London's most established neighbourhoods. The mews itself once home to a variety of well known individuals from The Sex Pistol's very own Sid vicious, to artist Lucian Freud.

Additional Information

Local Authority: Westminster
Council Tax Band: TBC
EPC Rating: G

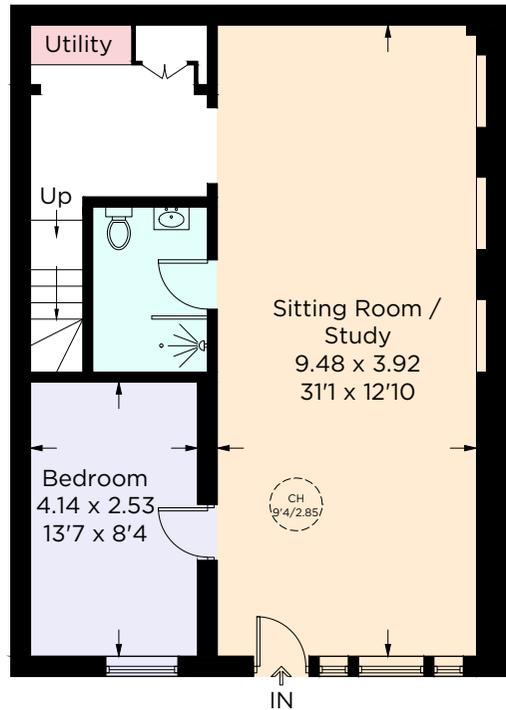


Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com

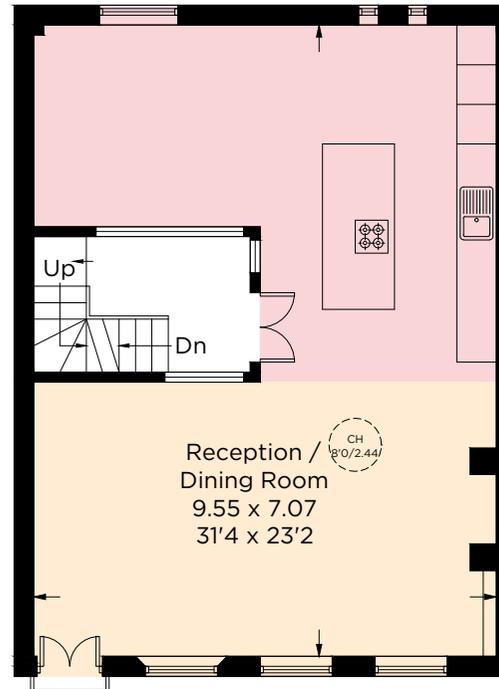




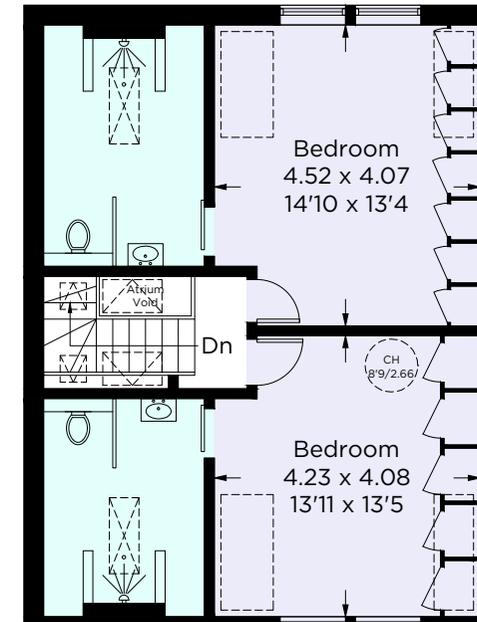
CH = Ceiling Height



Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0

Pindock Mews

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft
(Excluding Atrium Void)

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.