



Gloucester Mews West
London, W2

Asking Price £2,500,000
Freehold

Freehold Three Storey Mews House With A Patio and Rooftop Terrace

Features

Freehold House, Three Storey, Cobble Mews, Beautifully Presented, Patio Garden, Roof Terrace, One/Two Reception Rooms, Two/Three Bedrooms, Study Area, Air Conditioning, 1467 sq ft (136 sq m)

- **Bedrooms: 3**
- **Bathrooms: 3**
- **Receptions: 1**

Council Tax

Council Tax Band H


THE LONDON PROPERTY ADVISOR
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The Property

This meticulously refurbished and remodeled mews house offers luxurious modern living with charming mews setting.

Accommodation is formed of entrance hallway, reception room with beautiful prime oak flooring and open plan fitted kitchen / dining room with bi-fold doors leading to a ground floor patio garden, and there is plenty of storage and a guest WC/utility space. The first floor is formed of principal bedroom with ensuite bathroom, and guest bedroom with walk in wardrobe and ensuite bathroom, and there is a useful study space. The second floor offers a further principal bedroom area, although this flexible space is currently configured as a second reception space. This bright room has dual aspect and bi-fold doors opening to the sunny roof terrace, and is served by a further bathroom.

The property benefits from air conditioning in key rooms, ample fitted storage, central vacuuming system, Quooker 5/1 kitchen tap and electric awnings on both patio and roof terrace.

Location

Gloucester Mews West is quiet cobbled mews in Bayswater, located within half a mile of Lancaster Gate, with access to Kensington Gardens and Hyde Park. It is well positioned for transport links, including Paddington Station (Elizabeth, Circle, District, Hammersmith & City, Bakerloo London Underground services, as well as National Rail and Heathrow Express) and Lancaster Gate (Central line).

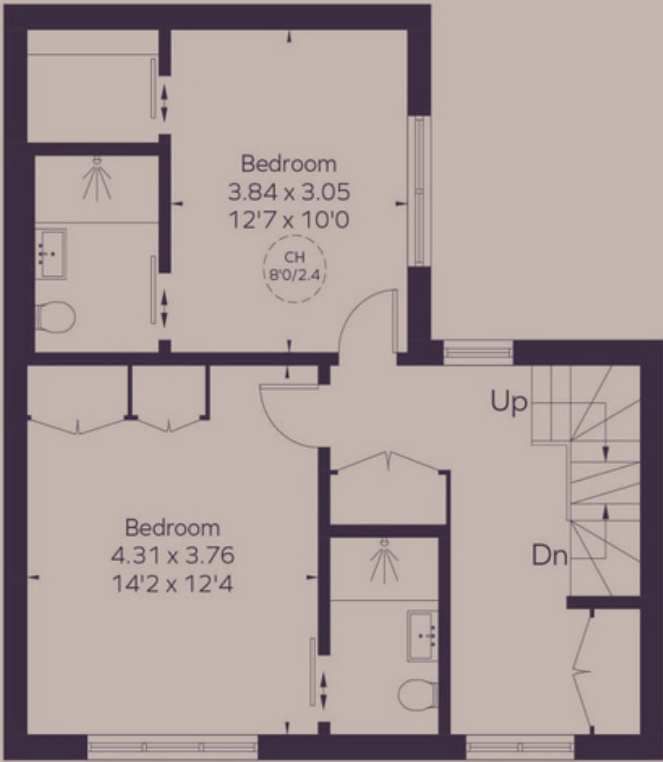


GLOUCESTER MEWS WEST

Approximate Gross Internal Area
 Total = 1467 sq. ft. (136.2 sq. m.)



Ground Floor



First Floor



Second Floor

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

