



# Lancaster Mews, W2

**LUROT BRAND**

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Street

External



# Lancaster Mews, W2

Freehold

£950,000 STC

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An exciting development opportunity in a popular, yet quiet, Bayswater mews.

Tucked away in a private corner of Lancaster Mews, this property presents a unique opportunity for a developer or end user to build a brand new home. This current two-bedroom house with a garage requires total renovation and modernisation.

## LOCATION

Ideally located moments from both the green space of Hyde Park and the excellent transport links of Paddington station, Lancaster Mews is a beautiful cul-de-sac mews. This cobbled mews sits tucked away, within easy reach of the shops, bars and restaurants Paddington has to offer.



External

Street





Street

Street



## FEATURES

|                         |              |
|-------------------------|--------------|
| Development Opportunity | Two Bedrooms |
| Garage                  | One Bathroom |
| Kitchen/Dining Room     | W/C          |
| Reception Room          | Three Floors |

## OTHER USEFUL INFORMATION

|                  |     |
|------------------|-----|
| EPC              | N/A |
| Council Tax Band | G   |

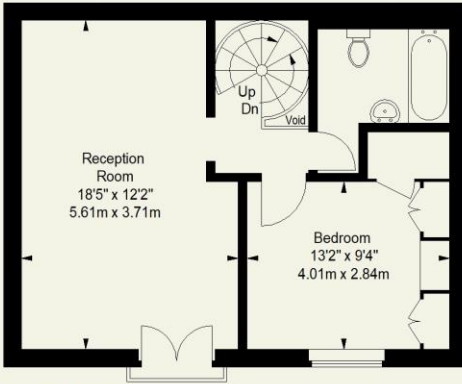
## NEAREST TUBE STATIONS

Lancaster Gate (Central line) & Paddington (Circle and District,  
Bakerloo, Hammersmith & City and Elizabeth lines)

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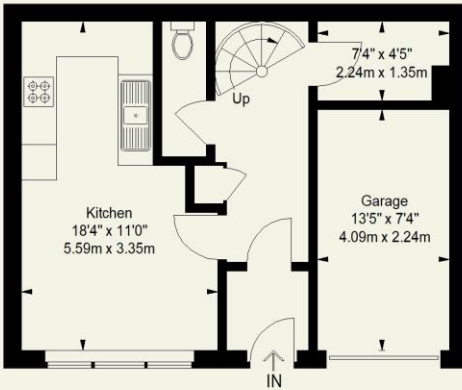
Approximate Gross Internal Area (Including Garage / Excluding Void)

1184 FT<sup>2</sup> - 110.0 M<sup>2</sup>

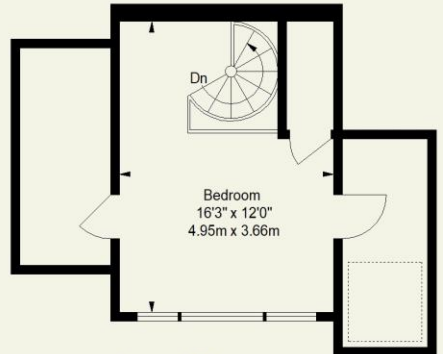


**First Floor**

 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



**Second Floor**

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