



# Conduit Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

Ground Floor



# Conduit Mews, W2

Freehold

£2,400,000 STC

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## A charming family three bedroom home in a desirable mews

Approached over cobbles, the front door opens to a hallway and a large reception room. This leads to the dining room and kitchen, uniquely with windows to the front and rear of the house. The garage is also on the ground floor. On the first floor are two bedrooms, a family bathroom and a master suite with en suite bathroom and access to a roof terrace running along the rear of the property. The ground and first floor both have excellent ceiling heights.

### LOCATION

Conduit Mews is ideally situated for all the amenities of Paddington and Lancaster Gate also with the green spaces of Kensington Gardens just a short walk away.



Ground Floor

First Floor





First Floor

External



## FEATURES

Kitchen

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One En-Suite Bathroom

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Reception Room

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Shower Room

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Dining Room

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Roof Terrace

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Three Bedrooms

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Garage

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## OTHER USEFUL INFORMATION

EPC

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D

Council Tax Band

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G

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## NEAREST TUBE STATIONS

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


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# Conduit Mews, W2



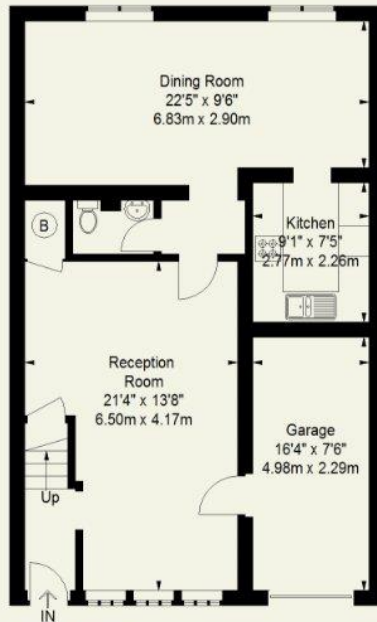
Approximate Gross Internal Area  
(Including Garage)

1419 FT<sup>2</sup> - 131.8 M<sup>2</sup>

 = Reduced headroom below 1.5 m / 5'0"



**First Floor**



**Ground Floor**

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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