



# Russell Gardens Mews, W14

**LUROT BRAND**  
MEWS SPECIALISTS EST. 1971

020 7590 9955  
[sales@lurotbrand.co.uk](mailto:sales@lurotbrand.co.uk)



Ground Floor

Ground Floor



# Russell Gardens

## Mews, W14

Freehold

£1,000,000 STC

---

An exciting development opportunity in a quiet cobbled mews in W14.

This property presents a unique opportunity for a developer or end user to convert the property into two flats or amalgamate into a brand new home. The property currently comes with a large ground floor garage. The first floor includes two bedrooms, a living room and a kitchen, requiring renovation and modernisation.

The property comes with planning consent to convert the garage into a residential studio flat, with associated internal alterations, and introduction of two new rear windows (PP/24/01247). Architectural schemes for amalgamation can be provided upon request, however conversion would be subject to planning.

### LOCATION

Russell Gardens Mews is ideally positioned between Holland Park and Shepherds Bush. The green open space of Holland Park is a short distance away as well as the shops, restaurants and amenities of Holland Park Avenue.



First Floor

First Floor





External

First Floor



## FEATURES

Development Opportunity

---

Kitchen

---

Garage

---

Reception Room

---

Two Bedrooms

---

Bathroom

---

## OTHER USEFUL INFORMATION

EPC

---

F

Council Tax Band

---

E

## NEAREST TUBE STATIONS

Shepherds Bush (Central & Overground lines)

---

---

# Russell Gardens Mews, W14

Approximate Gross Internal Area

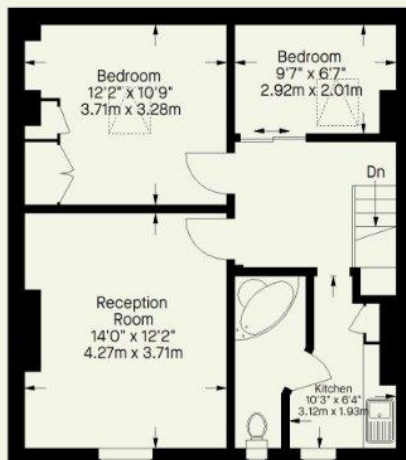
596 FT<sup>2</sup>- 55.4 M<sup>2</sup>

Garage = 537 FT<sup>2</sup>- 49.9 M<sup>2</sup>

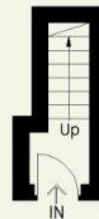
Total = 1133 FT<sup>2</sup>- 105.3 M<sup>2</sup>



(Not Shown In Actual  
Location / Orientation)



First Floor



Ground  
Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text in the particulars.

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

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

**WWW.LUROTBRAND.CO.UK**



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. [www.lurotbrand.co.uk](http://www.lurotbrand.co.uk)

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.