



# Lancaster Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

First Floor



# Lancaster Mews,

## W2

Freehold

£2,850,000 STC

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A three bedroom mews house with a large four car garage, at walking distance from Hyde Park and Kensington Gardens.

The property offers a large four car garage, accessed by two double garage doors perfect for workshop space or car collection. On the ground floor we also have a utility room and W.C. The first floor boasts a particularly large and bright open plan living and dining room, with kitchen. Natural light enters the room through the skylights at the rear and large windows at the front, including a Juliet balcony. On the second floor, we find the master bedroom with large ensuite, and two further bedrooms with separate shower room. The property also benefits from a south-facing balcony.

### LOCATION

Lancaster Mews is a quiet, predominantly residential mews just to the north of Lancaster Gate and is accessed from Craven Terrace. Excellent transport facilities from Paddington with services to Heathrow and the West.



First Floor

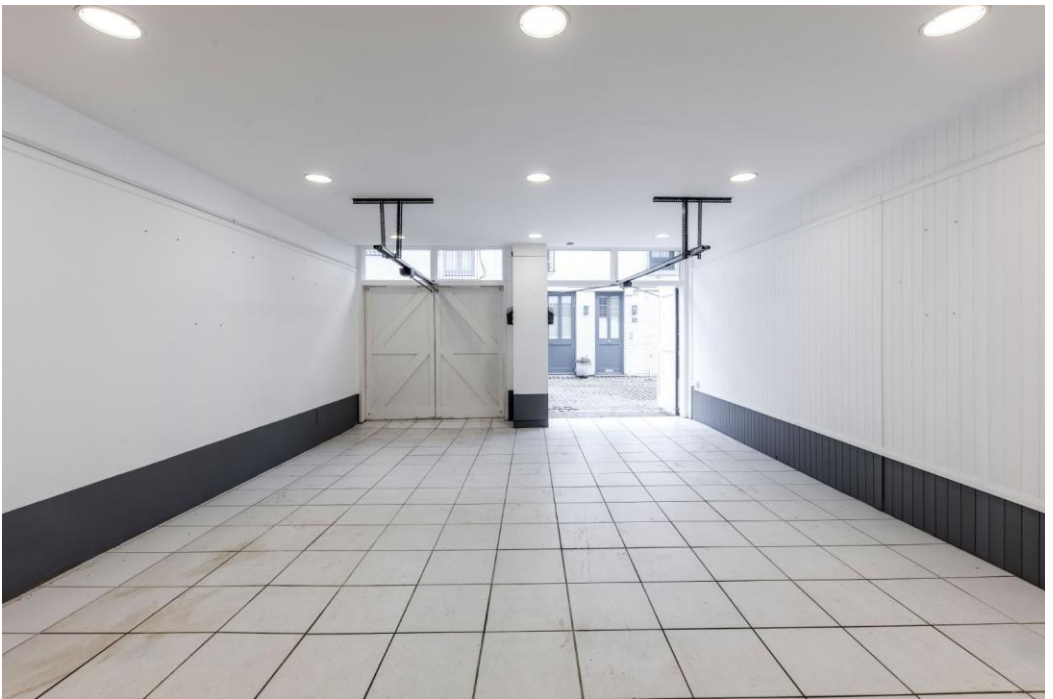
First Floor





Second Floor

Garage



## FEATURES

Open-plan Reception Room/	Master En Suite Bedroom
Dining Room/ Kitchen	Two Further Double
Four-car Garage	Bedrooms
WC	Shower Room
Balcony	

## OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	H

## NEAREST TUBE STATIONS

Lancaster Gate (Central line) & Paddington Station (District,  
Circle, Bakerloo, Mainline & future Crossrail Services)

# Lancaster Mews, W2

Approximate Gross Internal Area

183 sq m/ 1971 sq ft Including Under 1.5m and Garage

132 sq m/ 1419 sq ft Excluding Under 1.5m and Garage

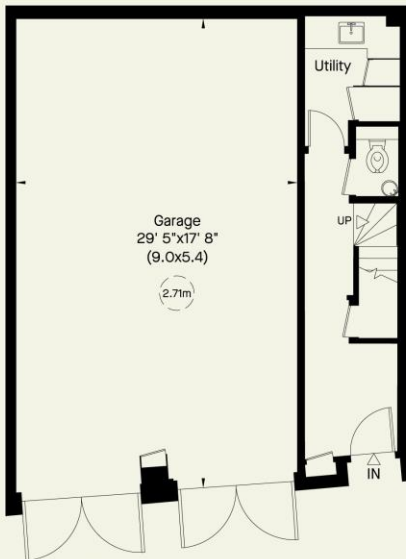
Not to Scale, for identification only



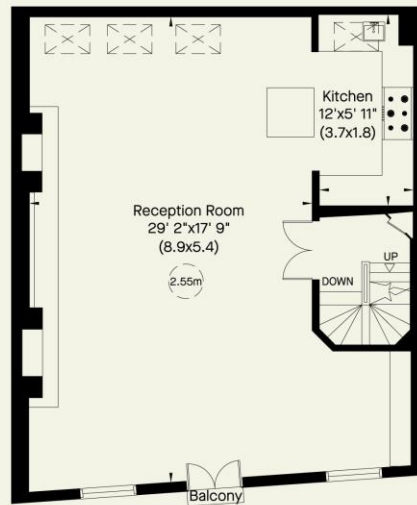
Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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

South Kensington  
4-5 Kynance Place, South Kensington,  
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