

Lancaster Mews Bayswater

W2







The City of Westminster
 Guide price
£2,650,000 Freehold



A charming, wider than average mews house which not only offers three bedrooms and vast open plan reception space, the entire ground floor is set up as a double garage / workshop which could be the perfect "work from home" space. Presented in immaculate condition, from the attractive facade to the internal Scandinavian style decor, this house is impressive the moment you enter. The ground floor comprises an entrance hall, utility room and guest WC. Two sets of double doors lead into the ground floor work space. Stairs lead up to a large, open plan reception room. Natural light floods through the sky lights at the rear and the front benefits from the quintessential french windows and juliet balcony. The second floor comprises a master bedroom with ample built in wardrobes and a stunning en suite bathroom. Two additional bedrooms are situated at the rear of the building.

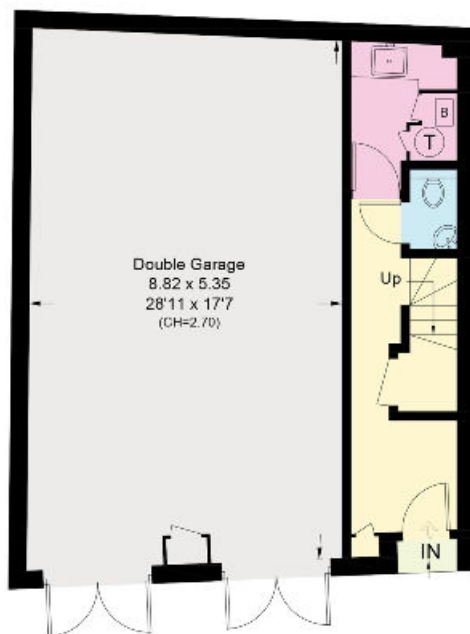




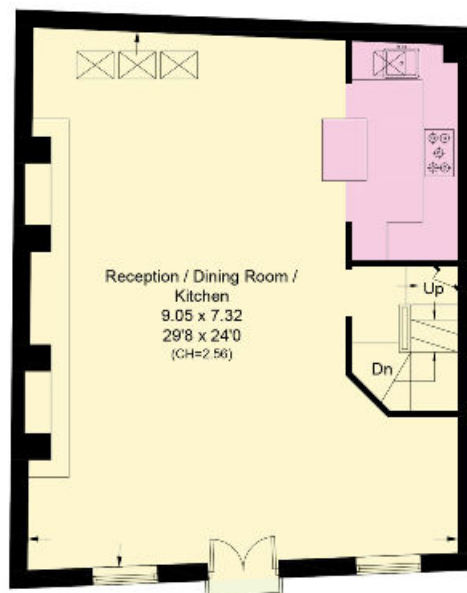


Lancaster Mews, W2

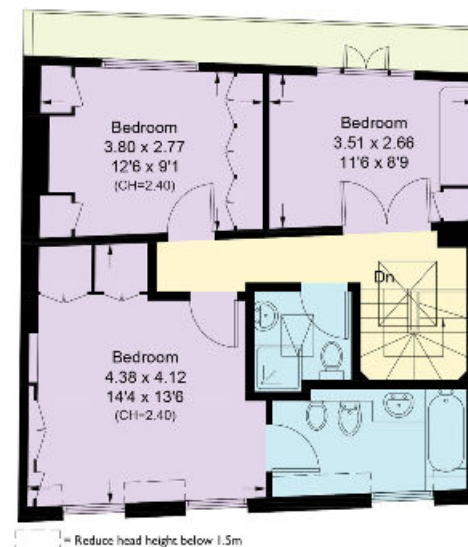
Approximate Area = 133.3 sq m / 1434 sq ft
 Double Garage = 48.1 sq m / 518 sq ft
 Total = 181.4 sq m / 1952 sq ft
 Including Limited Use Area (1.3 sq m / 14 sq ft)



Ground Floor
 Approximate Area = 15.1 sq m / 162 sq ft
 (Excluding Double Garage)



First Floor
 Approximate Area = 64.9 sq m / 698 sq ft



Second Floor
 Approximate Area = 53.3 sq m / 574 sq ft
 Including Limited Use Area (1.3 sq m / 14 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Particulars dated October 2020. Photographs and videos dated October 2020.

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