



Leinster Mews, Hyde Park W2

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# Leinster Mews, Hyde Park W2

A wonderful opportunity to move into a beautifully refurbished house that has been extended to provide over 2,100 sq ft of accommodation in one of the most sought-after mews in Bayswater.

Renovated to provide luxury living standards with underfloor heating and air conditioning throughout, the space has been perfectly designed to offer two well-proportioned reception areas, a designer kitchen and four good-sized bedrooms, each with their own en suite all with bespoke built-in wardrobes. This house offers a fantastic flexible use of space and excellent storage, balancing practical living with a high-standard finish.



**Asking price:** £3,750,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** G





















## Location

This house is well-positioned for access to the open green spaces of Hyde Park and Kensington Gardens, and fantastic transport connections including the Central Line at Lancaster Gate or Queensway and the Elizabeth Line, Heathrow Express and London Underground network at Paddington station.

Discreetly situated in a quiet mews set amongst the grand, luxury developments in Lancaster Gate






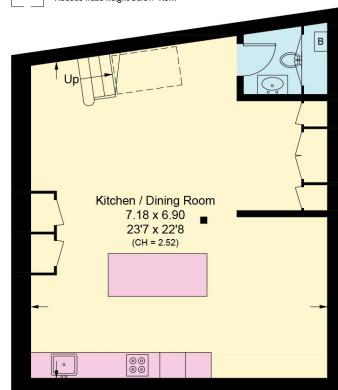
# Leinster Mews, W2

Approximate Area = 197.8 sq m / 2129 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 213.3 sq m / 2296 sq ft  
 Including Limited Use Area (5.1 sq m / 54 sq ft)

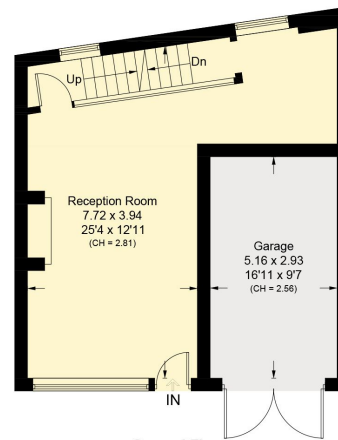


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

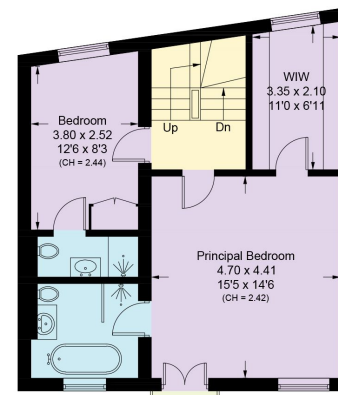
 = Reduce head height below 1.5m



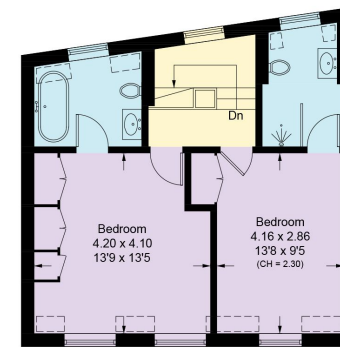
**Lower Ground Floor**  
 Approximate Area = 53.6 sq m / 577 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)



**Ground Floor**  
 Approximate Area = 38.8 sq m / 418 sq ft  
 Including Limited Use Area (0.4 sq m / 4 sq ft)



**First Floor**  
 Approximate Area = 56.5 sq m / 608 sq ft  
 Including Limited Use Area (0.4 sq m / 4 sq ft)



**Second Floor**  
 Approximate Area = 48.9 sq m / 526 sq ft  
 Including Limited Use Area (2.8 sq m / 30 sq ft)

**Knight Frank**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

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