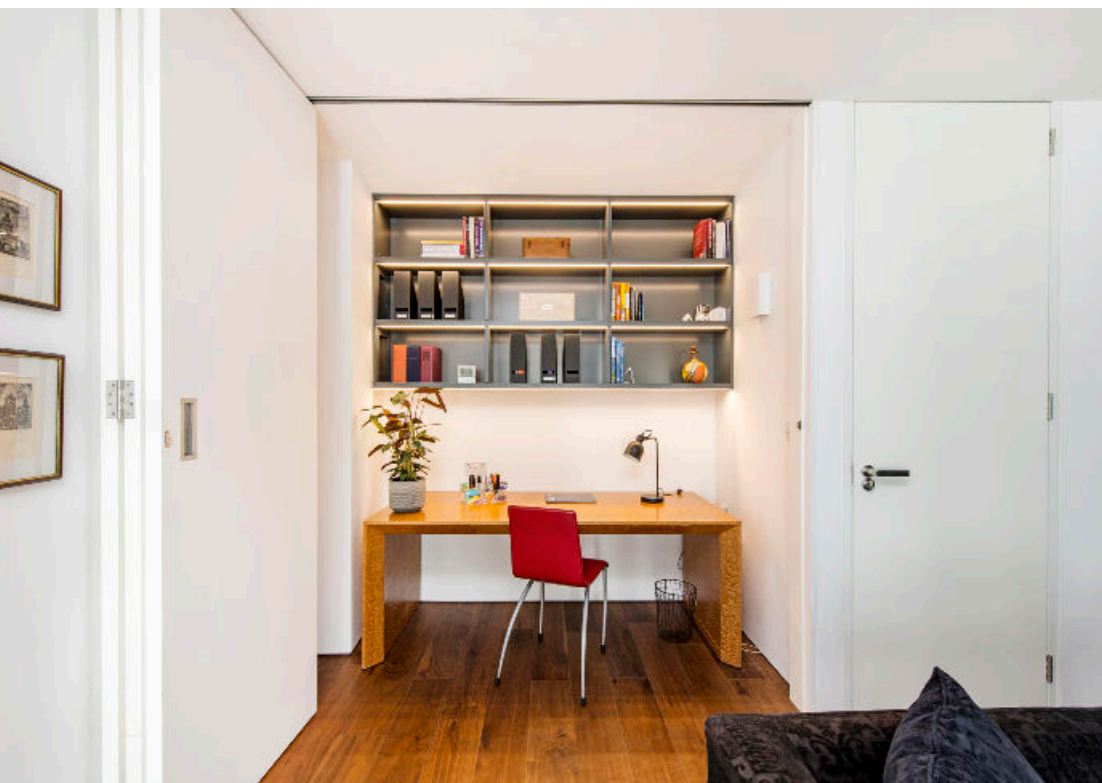




Lancaster Mews  
Bayswater  
W2





A perfectly balanced house offering well-proportioned rooms and high ceilings throughout. Unlike many mews houses, this particular house enjoys windows at the front and rear which creates a beautifully bright space internally. This is further emphasised by a stunning, motorised roof light which floods the upper floors of the house with natural light. The house benefits from a charming facade and the interior has been recently renovated to a high standard, with home comforts integrated into the design, including clever light features, heated bathroom mirrors and a warming drawer in the kitchen.

The house is situated in a quiet corner of Lancaster Mews which is renowned for its sense of community. Transport links include Paddington Station and Lancaster Gate.

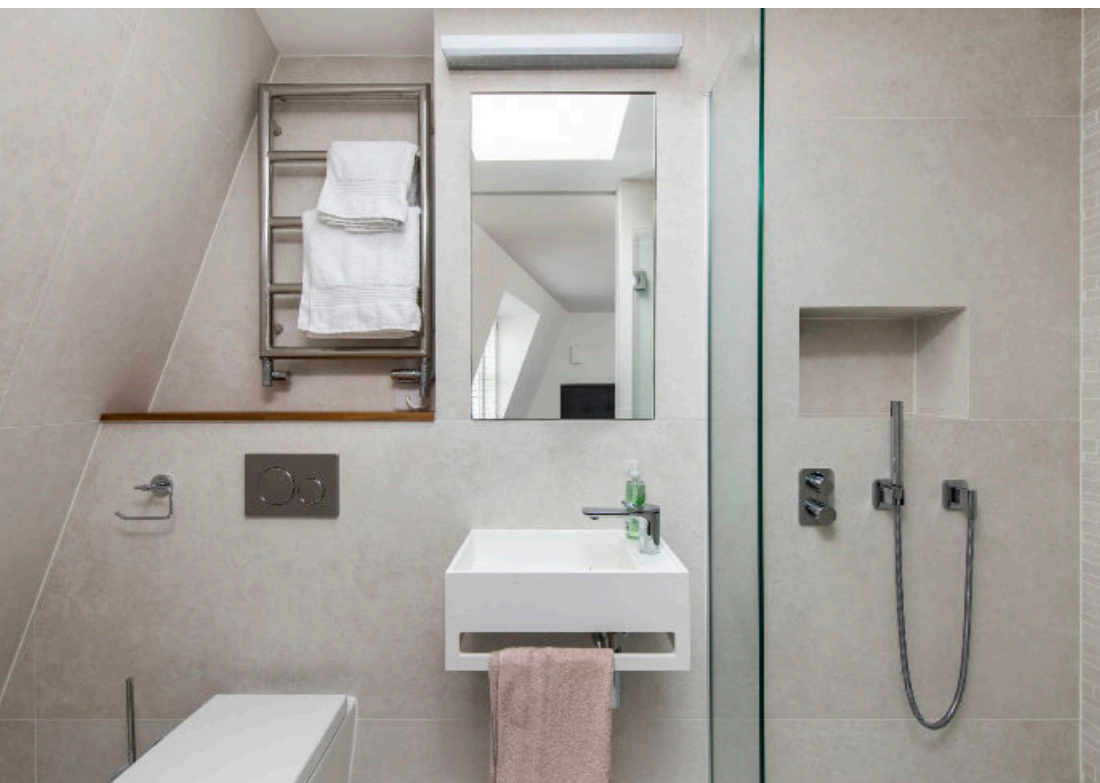


The City of Westminster

Guide price  
**£2,175,000**

Freehold



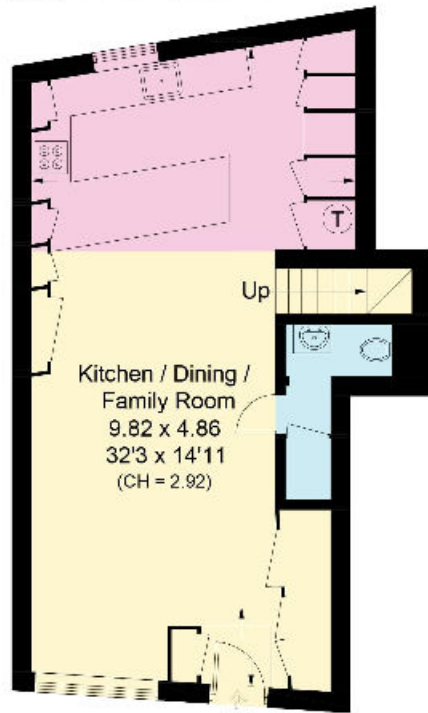


# Lancaster Mews, W2

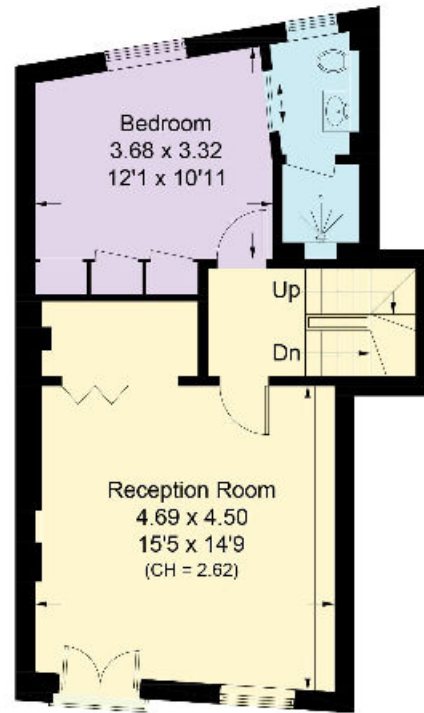
Approximate Area = 139.4 sq m / 1500 sq ft  
Including Limited Use Area (4.0 sq m / 43 sq ft)



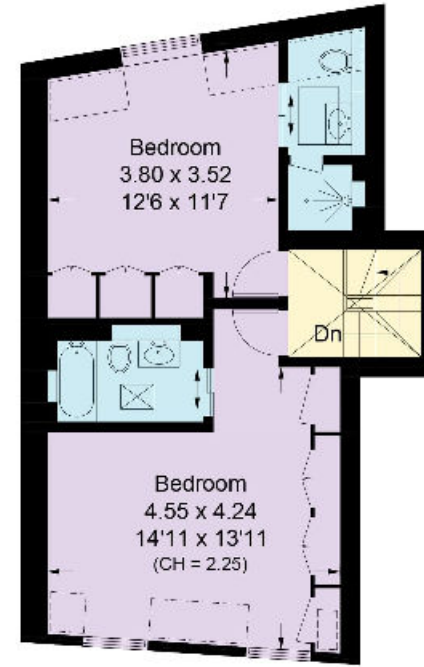
Reduce head height below 1.5m



**Ground Floor**  
Approximate Area  
47.6 sq m / 512 sq ft



**First Floor**  
Approximate Area  
47.5 sq m / 511 sq ft



**Second Floor**  
Approximate Area  
44.3 sq m / 477 sq ft  
Including Limited Use Area  
(4.0 sq m / 43 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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**Connecting people & property, perfectly.**

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.

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

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