

Gloucester Mews West **W2**

 **Knight
Frank**



Gloucester Mews West, Hyde Park W2

Located in an attractive cobbled mews moments from Hyde Park is this beautifully-presented, contemporary freehold house with south-westerly facing decked terrace.

Arranged over four spacious storeys, the ground floor accommodation comprises a guest cloakroom, generous double suite with dressing area including floor-to-ceiling wardrobes with en suite shower room and the fifth bedroom which our clients currently use as a home office.

Two further double bedrooms, one with walk-in wardrobe and en suite bathroom, the other with floor-to-ceiling fitted wardrobes, along with an additional guest shower room, are located on the first floor.



Guide price: £3,000,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G









The latest addition to this residence is the luxurious principal suite on the second floor which boasts fitted wardrobes and a sumptuous four-piece en suite bathroom.

The biggest asset to this modern contemporary property is the heart of the house, located unusually on the lower ground floor. Featuring rarely available 3 meter ceiling heights, this superb floor is flooded with an abundance of natural sunlight given its south-westerly aspect. At measurements of just over 560 sq ft/ 52.1 sq m, this open plan floor consists of a bespoke kitchen with Miele appliances and ABK professional chef's integrated hob and a reception/dining room with floor-to-ceiling glass doors onto the private and secluded decked terrace.






Gloucester Mews West, W2

Approximate Floor Area = 199.2 sq m / 2144 sq ft

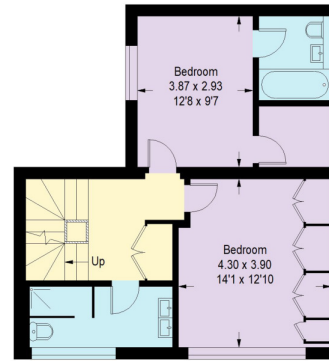


 = Reduced head height below 1.5m



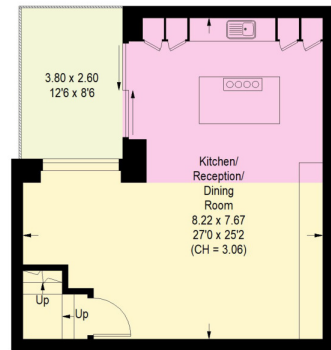
Second Floor

Approximate Area = 39.95 sq m / 430 sq ft



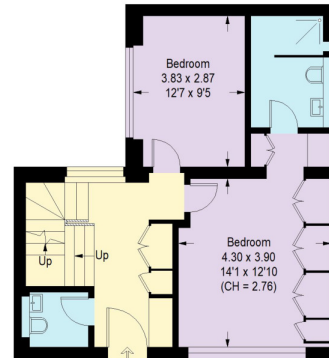
First Floor

Approximate Area = 54.07 sq m / 582 sq ft



Lower Ground Floor

Approximate Area = 51.28 sq m / 552 sq ft



Ground Floor

Approximate Area = 53.88 sq m / 580 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.

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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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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