



## **RUSSELL SIMPSON**

Sophisticated five-bedroom  
house with off-street  
parking on a cobbled mews  
close to Hyde Park

LANCASTER MEWS  
BAYSWATER W2

# Lancaster Mews Bayswater W2

Offers IRO  
£3,895,000

BEDROOMS 5	INTERNAL 2,726 <small>SQ FT</small>  253 <small>SQ M</small>	OUTDOOR 208 <small>SQ FT</small>	COUNCIL Westminster
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band H
BATHROOMS 4	—	TENURE Freehold	





# The Property



Surprisingly spacious family home with contemporary interiors and light-filled top-floor reception room.

Stepping into the house on the ground floor, the front door opens directly onto a well-proportioned reception room. This includes an open-plan kitchen with a central island breakfast bar, as well as a comfortable seating area. Furthermore, a convenient utility room and a guest WC open off the kitchen.

The house is decorated in a calm contemporary style, adding to the sense of brightness throughout. It is presented in good condition, with a stylish helical staircase connecting each level.







The first floor features four bedrooms and three bathrooms. Two of the bedrooms are ensuite, while the other two share a bathroom with a bath.

The generous principal bedroom suite is found on the second floor. It features a bathroom with shower and bath, considerable storage space and double French doors opening onto a rear terrace. This floor also features a stylish reception room with French doors flowing out onto the front terrace, filling the space with light and creating a perfect space for entertaining.





# Outdoor Spaces

The property includes a south-east facing terrace with enough space for outdoor seating. It also provides a garage with off-street parking.







# The Neighbourhood

Lancaster Mews is a picturesque triangle of cobbled streets with many properties painted pastel colours. It was originally built to provide stables for the grand houses on Lancaster Gate.

Today it offers a quiet and secluded street close to the open spaces of Hyde Park. Lancaster Gate is also nearby, while Paddington Station is a short walk away.

APPROXIMATE INTERNAL AREA

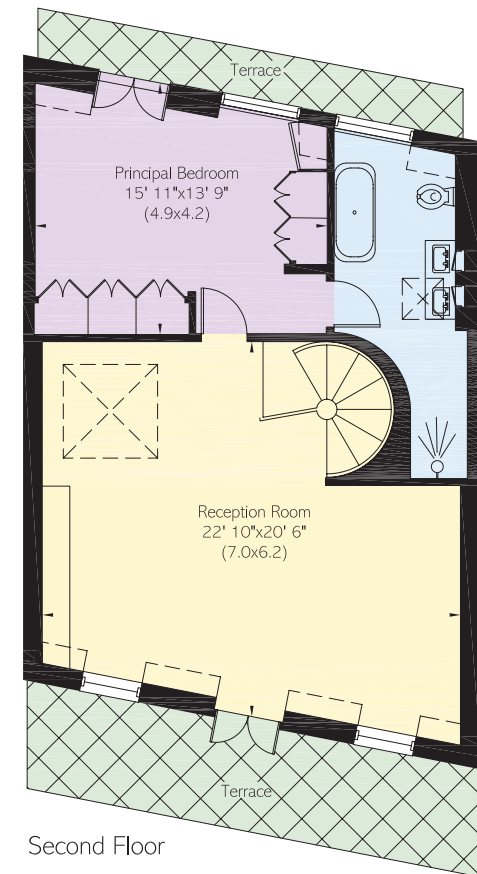
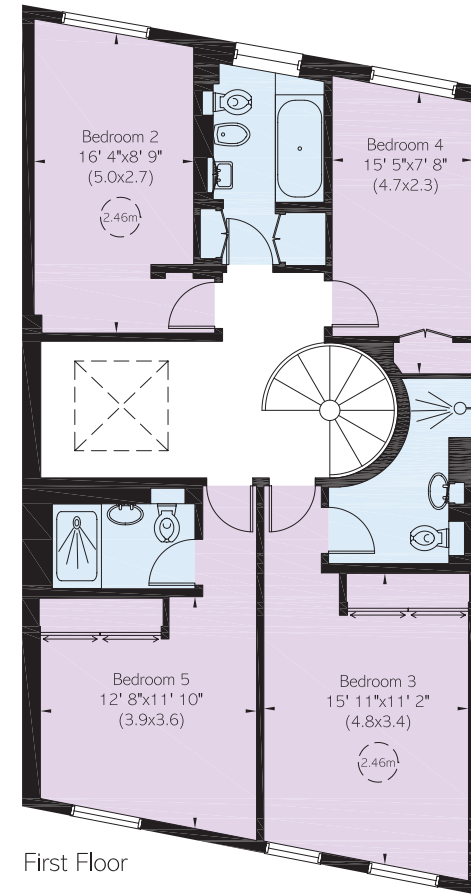
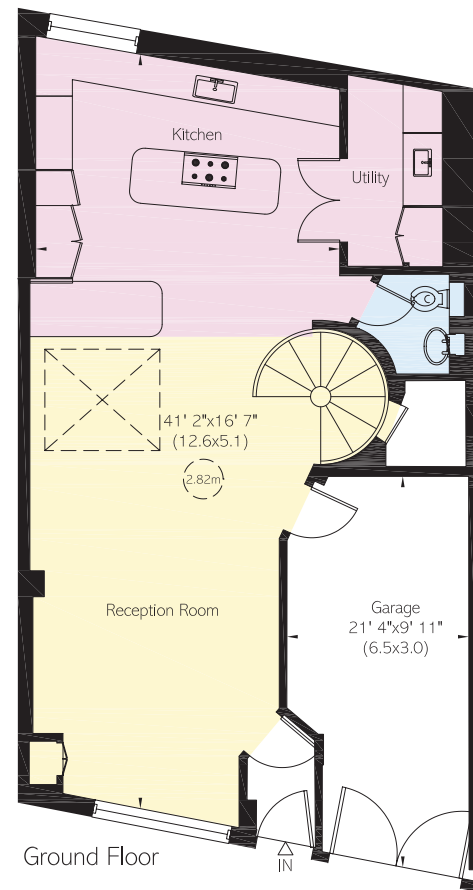
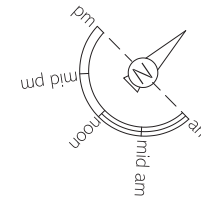
2,726 SQ FT / 253 SQ M

INCLUDING LIMITED USE AREA

25 SQ FT / 2 SQ M

OUTSIDE AREA

208 SQ FT / 19 SQ M





**RUSSELL  
SIMPSON**

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## Contact us

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## View

[Watch the video on YouTube](#)

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.  
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.  
Any measurements of distances referred to herein are approximate only. October 2021