



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 IEO
£4,100,000

BEDROOMS 5	INTERNAL 2,726 SQ FT 253 SQ M	OUTDOOR 208 SQ FT	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

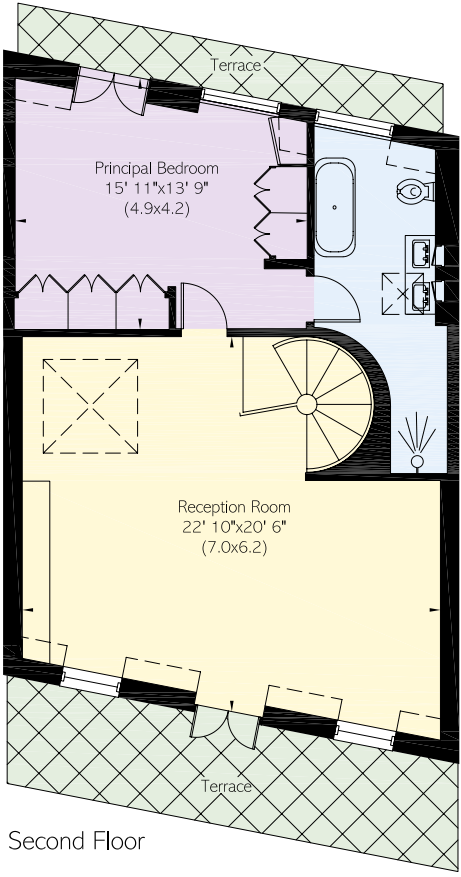
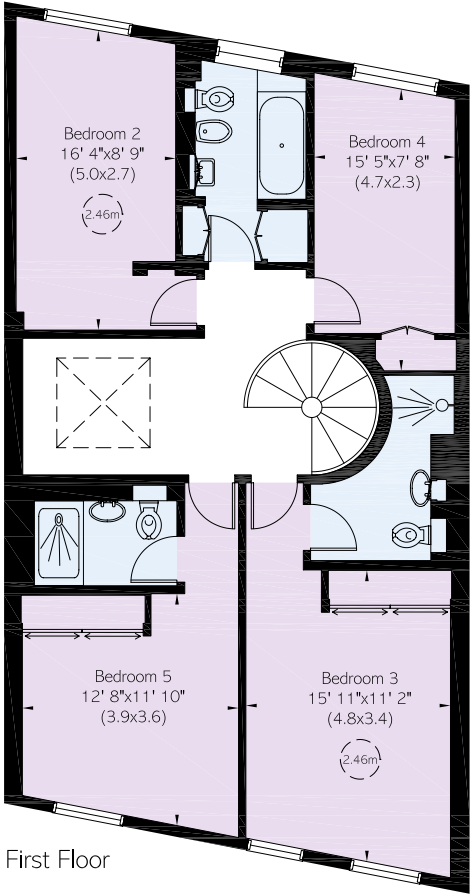
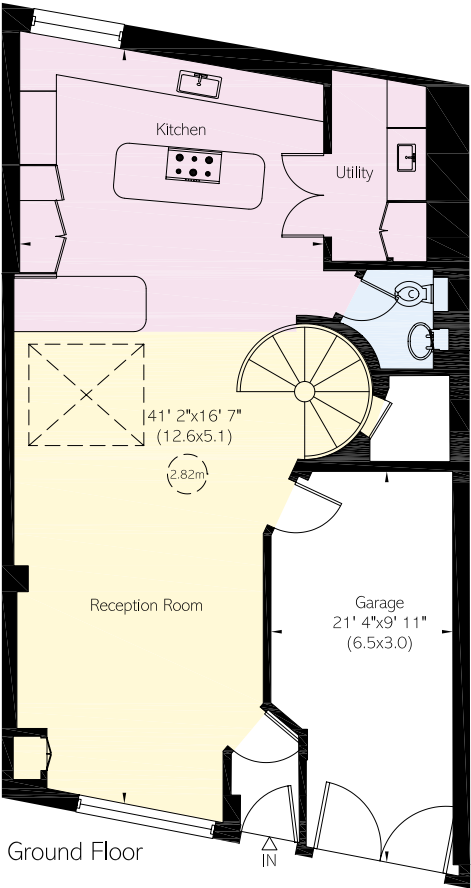
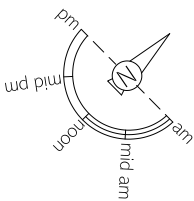
2,726 SQ FT / 253 SQ M

INCLUDING LIMITED USE AREA

25 SQ FT / 2 SQ M

OUTSIDE AREA

208 SQ FT / 19 SQ M



**RUSSELL
SIMPSON**

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