



**GLOUCESTER MEWS, BAYSWATER, W2**  
**GUIDE PRICE £815,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN APARTMENT APPROACHED THROUGH AN ATTRACTIVE ARCHED STONE QUIET COBBLED MEWS.**

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Located only a short distance from Hyde Park, Kensington Gardens and the mainline train station - Paddington with the new Elizabeth line. Gloucester Mews runs parallel with Gloucester Terrace, which is a popular and attractive Victorian thoroughfare ideally positioned to benefit from a rich choice of renowned amenities, great transport links including Paddington station (Tube, Heathrow Express and new Elizabeth Line) and wide-open spaces of Kensington Gardens, with easy walks to Notting Hill and the West End.  
SERVICE CHARGE: ABOUT £1,260 P.A | GROUND RENT: NIL | COUNCIL TAX BAND: E



**Winkworth**

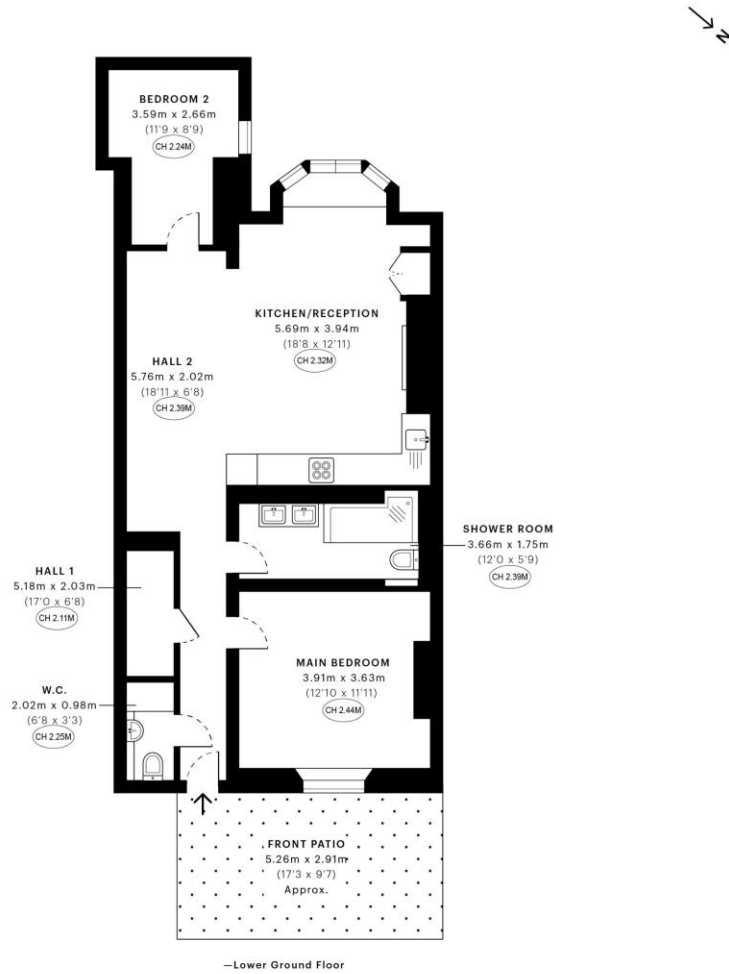
for every step...





**Winkworth**

for every step...



	GROSS INTERNAL AREA (GIA) The footprint of the property 76.32 sqm / 821.50 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 68.29 sqm / 735.07 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 0.00 sqm / 0.00 sqft
--	---	--	--	--	--	--	--

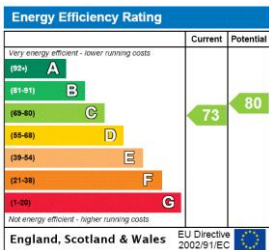


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 76.29 sqm / 821.18 sqft  
IPMS 3C RESIDENTIAL 70.10 sqm / 754.55 sqft

SPEC ID: 6282601407a8c00dd56ad40d

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Paddington | 020 7467 5770 | paddington@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.