



**LANCASTER MEWS, BAYSWATER, W2**  
**£795,000 LEASEHOLD ABOUT 150 YEARS REMAINING**

**LOCATED ON LANCASTER MEWS, W2, WITHIN A CONSERVATION AREA - NR HYDE PARK, A RARE OPPORTUNITY TO ACQUIRE A WELL-PROPORTIONED, LONG LEASE, ONE DOUBLE BEDROOM, GROUND FLOOR, PERIOD APARTMENT, WITH ITS OWN FRONT DOOR, ON THIS CHARMING AND QUIANT CUL-DE-SAC COBBLED MEWS.**

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## DESCRIPTION:

Located on this historical and prestigious cobbled cul-de-sac mews - formerly the servants' quarters, stable house accommodation serving the stucco fronted town houses on Lancaster Gate. Only a short stroll from the green open spaces and recreational facilities at the Royal Parks - Kensington Gardens - Hyde Park. The property is well served for transport connections with close proximity to Lancaster Gate St. (Central Line) and Paddington main line Station (Elizabeth, Circle, District, Bakerloo and Hammersmith and City, in addition to National Rail services and Heathrow Express).



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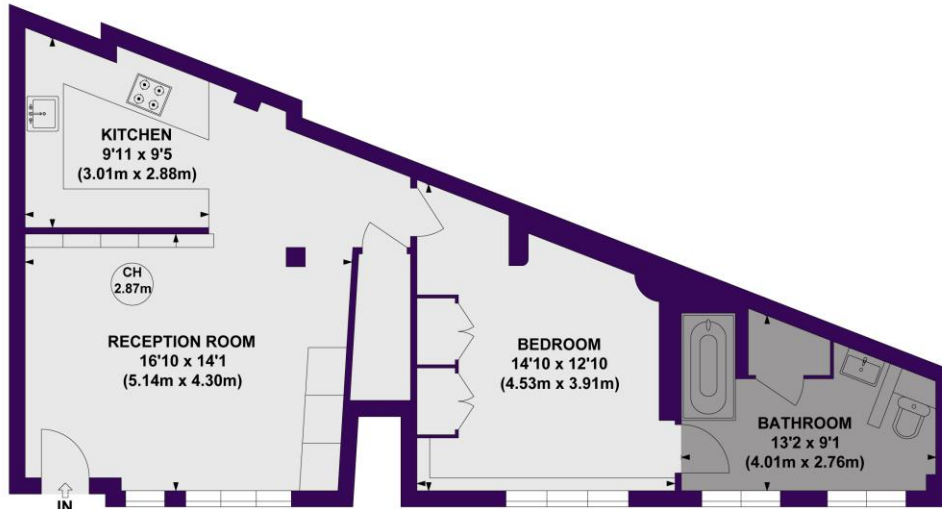
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# Lancaster Mews, W2

Approx. Gross Internal Floor Area 671 sq. ft / 62.36 sq. m

Key :  
CH - Ceiling Height



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 671 SQ FT**



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.

Energy Efficiency Rating		Current	Potential
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Most energy efficient - lower running costs			
Least energy efficient - higher running costs			
England, Scotland & Wales		71	79
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 150 year and 0 months

**Service Charge:** Split 50/50 Building Insurance & any external works

**Ground Rent:** Peppercorn

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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