



Gloucester Mews, Bayswater

£1,095,000 Long Leasehold

A fabulous, light and bright two bedroom flat located in this very charming and quiet cobbled mews. The property is presented to a very high standard and benefits from a long leasehold (183 years), wooden floors, excellent entertaining space, a beautiful terrace, and a superb W2 location.

Gloucester Mews is a pretty and quiet cobbled residential street moments from Hyde Park. The property is particularly well located for Paddington station (Heathrow Express, Circle & District lines), Lancaster Gate (Central line) and within close proximity to Westbourne Grove and the trendy surrounding of Portobello.

NB The new Crossrail station is being constructed adjacent to the existing Paddington National Rail station under Eastbourne Terrace. The 250 metre long and 30 metre wide spacious station will include a 120 metre long glass canopy. A Cloud Index artwork by world renowned artist Spencer Finch will be embedded into the canopy.

Paddington is one of 10 new stations along the Crossrail route. When Crossrail opens in 2018, passengers will be able to travel from Paddington to Liverpool Street in 9 minutes, Canary Wharf in 16 minutes and Abbey Wood in 27 minutes.



Cutler&Bond

LOWER GROUND FLOOR FLATS

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- Very light and bright
- Two bedrooms
- Wooden floors
- Superb W2 location
- 904 sq ft / 84 sq m
- Very long leasehold - 183 years remaining

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Accommodation comprises:

Two bedrooms; Bathroom; 20" Reception room; Kitchen (open-plan); Cloakroom; Excellent storage throughout; Terrace.

Tenure: Leashold - 183 years remaining

Ground rent: peppercorn

Service charge: £800 per annum

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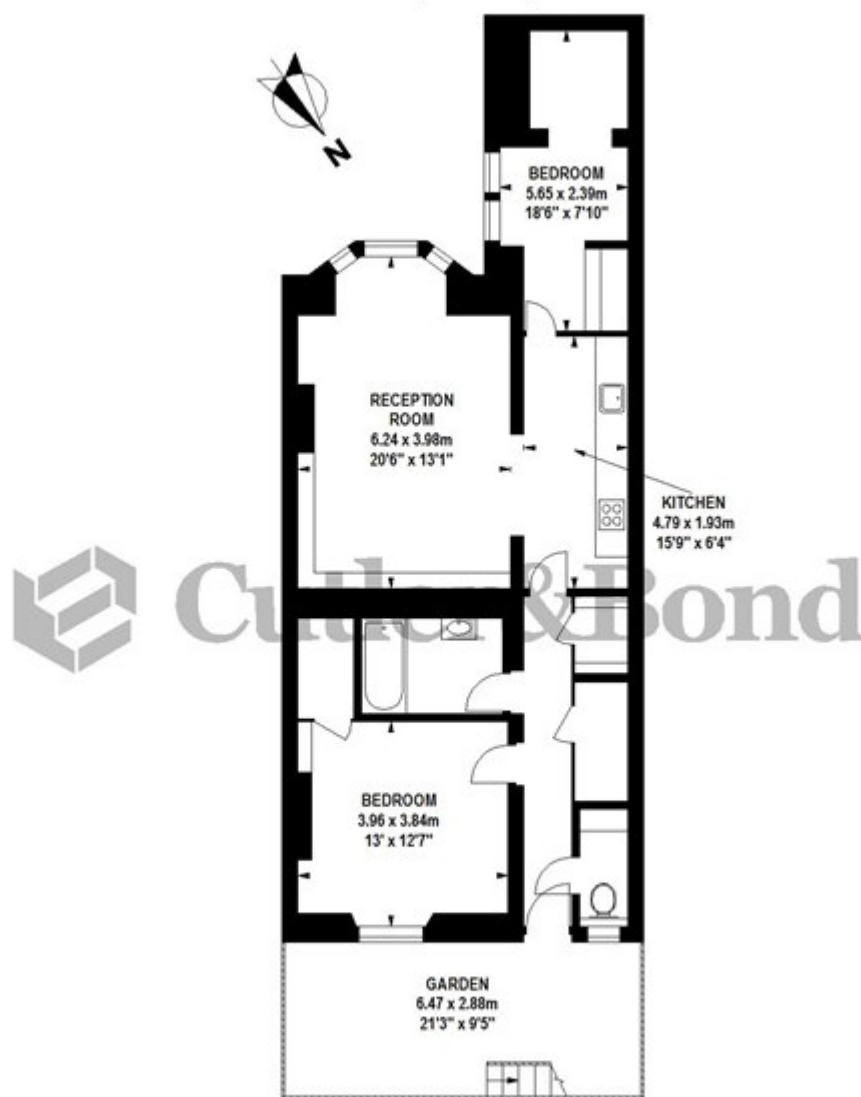
Viewings via: Cutler and Bond, 15 Kensington High Street, Kensington, London, W8 5NP

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Gloucester Mews, W2

Approximate gross internal area
84 sq m / 904 sq ft



Lower Ground Floor

Floor Plan produced for Tim Day & Cutler Bond by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable