



# A newly renovated three bedroom mews house in Paddington

**Upbrook Mews, Paddington, London, W2**

£650 pw (£2,816.67 pcm) plus fees apply, Unfurnished  
Available from 13.10.2020





- Bright mews house on a cobbled mews
- Three bedrooms
- Two bathrooms
- One guest WC
- Open-plan kitchen and reception room

### Local Information

Upbrook Mews is a quiet, cobbled mews in Bayswater. 0.3 miles from Paddington Station (Circle Line, Bakerloo Line, District Line, Hammersmith & City Line and mainline train services including Heathrow Express). Hyde Park is 0.3 miles from the house.

### About this property

Recently renovated throughout this spacious mews house has excellent light and contemporary fixtures and fittings including a beautiful kitchen and two modern bathrooms. The house offers three double bedrooms, including a master suite on the top floor which has fantastic built-in storage. Currently unfurnished, the property has very good entertaining space and flexible bedroom accommodation on the upper floors.

### Furnishing

Unfurnished

### Local Authority

City Of Westminster  
Council Tax Band = F

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Lettings Office.  
Telephone: +44 (0) 20 7727 5751.







Upbrook Mews, Paddington, London, W2  
Gross Internal Area 1110 sq ft, 103.1 m<sup>2</sup>

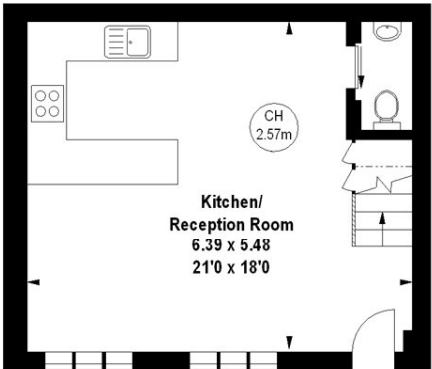
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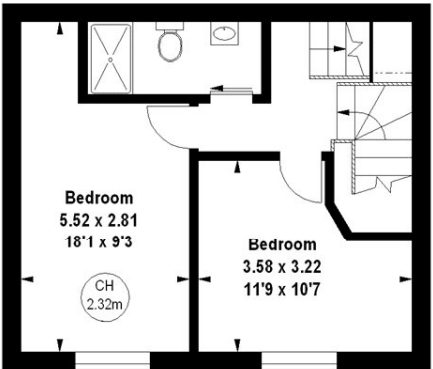
Upbrook Mews, W2

Approximate gross internal area  
103.12 sq m / 1110 sq ft

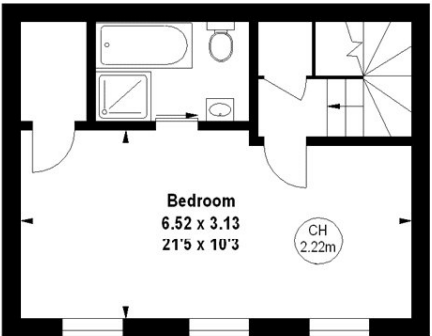
Key :  
CH - Ceiling Height



Ground Floor




First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20200923LRNO

