



An architecturally designed family home close to Hyde Park.

Smallbrook Mews, London, W2

£3,500,000 Freehold

savills

A perfect example of a stunning mews house • Offers excellent lateral living space • Enjoys a lovely large roof terrace
• Benefits from private off-street parking • Conveniently located for Hyde Park and transport links

About this property

Never judge a book by its cover! Often mews houses are associated with small “boxy” rooms, but not here at this fantastic family home. Here the current owners have embarked on an ambitious transformation in order to create an architecturally designed and modern family home with wonderful lateral living spaces and four good sized bedrooms.

The works also included extending through to the original manor house on Westbourne Terrace therefore giving the choice of two entrances, the front entrance of the mews house or the rear entrance where designated off-street parking can be found on Westbourne Terrace. With a patio courtyard adjacent to the kitchen/family room and a sizeable roof terrace, this truly unique mews house is centrally located and moments from Hyde Park, yet tucked away and very quiet.

Local Information

Smallbrook Mews is conveniently located for transport links via Lancaster Gate Underground Station (Central Line) and Paddington mainline station, including the Heathrow Express and soon to be completed Crossrail project/Elizabeth Line. The vast regeneration at Merchant Square and Paddington Central is also close by.

Tenure

Freehold

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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Smallbrook Mews, London, W2
Gross Internal Area 2488 sq ft, 231.1 m²

Smallbrook Mews, W2
Gross internal area (approx) 231.20 sq m / 2488 sq ft

Key :
CH - Ceiling Height



For Identification Only. Not To Scale.
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
			63	68
England, Scotland & Wales			EU Directive 2002/91/EC	
				

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