



**A BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE TUCKED AWAY ON A  
CHARMING COBBLED MEWS**

SOUTHWICK MEWS  
LONDON, W2

**Guide Price £2,150,000 - Freehold**





## CHARMING MEWS FANTASTICALLY LOCATED TO UTILISE THE TRANSPORT LINKS OF PADDINGTON STATION

### SOUTHWICK MEWS

LONDON, W2

**Guide Price £2,150,000 - Freehold**

Quaint cobbled mews • 1582sqft of well-proportioned accommodation • Three double bedrooms • Fantastic open-plan living space • Freehold

3 Bedrooms • 2 Bathrooms • 1 Reception

• EPC Rating = D

### Description

Tucked away on the quiet and charming cobbled Southwick Mews is this beautifully presented three bedroom house. The bright and spacious accommodation has a warm atmosphere and is arranged over three floors. The ground floor features an open plan kitchen/reception area with integrated appliances, a handy utility room, a toilet, ample space for a large dining table and French windows that open out onto a small private section of the cobbles. The first floor houses the large master bedroom complete with built in storage, a large family bathroom with dressing area. The second floor comprises two double bedrooms, a modern shower room and a large landing area that would make a perfect study/ office. There is also a large South-facing Velux window in the top landing area that floods this and the stairwell with natural light.

### Location

Southwick Mews is conveniently located 450m from Paddington Station underground (Bakerloo, Hammersmith & City, District, Circle), National Rail and the eagerly awaited Crossrail. You are 600m from the Central line at Lancaster Road. The beautiful Hyde Park is 800m and the trendy Connaught Village is 600m away.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.

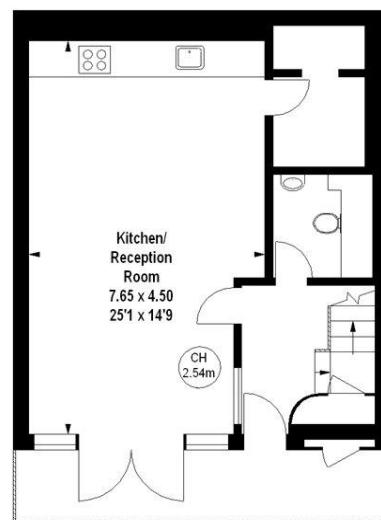




## Southwick Mews, W2

Approximate gross internal area

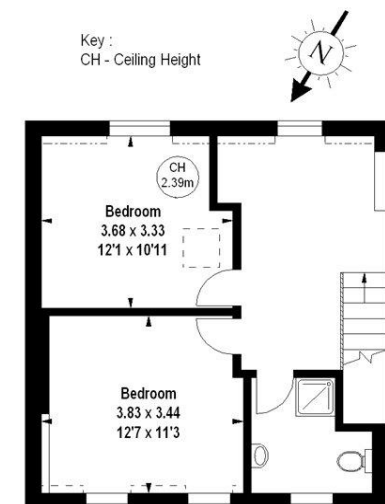
146.97 sq m / 1582 sq ft



Ground Floor



First Floor



Second Floor

Key :  
CH - Ceiling Height



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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(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