

# PINDOCK MEWS, LITTLE VENICE, LONDON W9





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An extremely rare opportunity to purchase an architect-designed, four bedroom mews house (on a freehold basis) with a large integral garage, quietly located in the most picturesque mews in Little Venice.

The house is ideally situated just moments from the beautiful Regents Canal and within easy walking distance of several nearby parks including Paddington Recreation Ground, Regents Park and Primrose Hill. The shops and cafes of Formosa Street and Clifton Road are a stone's throw away, and the property benefits from strong transport links with Warwick Avenue underground station (Bakerloo line) around the corner and Paddington station (providing easy access to Heathrow Airport) a short walk away.

Arranged over three double-width floors, the house has been completely rebuilt and renovated to a very high standard by its current owners with underfloor heating throughout, air conditioning, and CAT6A ethernet wiring in every room for fast internet connections. The expansive first floor offers a superb entertaining space with a large open plan living area leading into a dining area and kitchen. The top floor showcases spectacular rooflights above the hallway and both bathrooms, creating a bright and airy feeling, which is unique for a mews house.

## ACCOMMODATION AND AMENITIES:

LARGE RECEPTION ROOM / DINING ROOM, OPEN PLAN KITCHEN, RECEPTION HALL, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, 3 FURTHER BEDROOMS, 2 FURTHER BATHROOMS, UTILITY ROOM, GARAGE.

**GUIDE PRICE: £2,895,000 FREEHOLD**

JOINT SOLE AGENTS



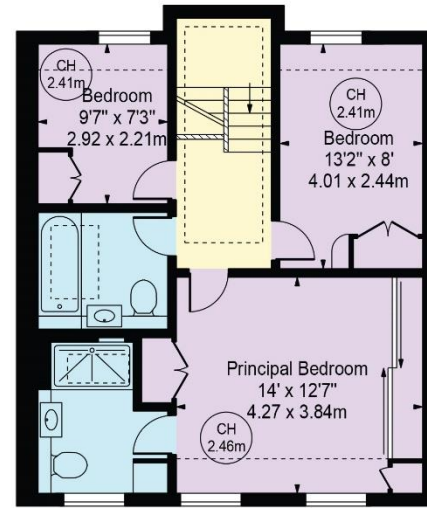




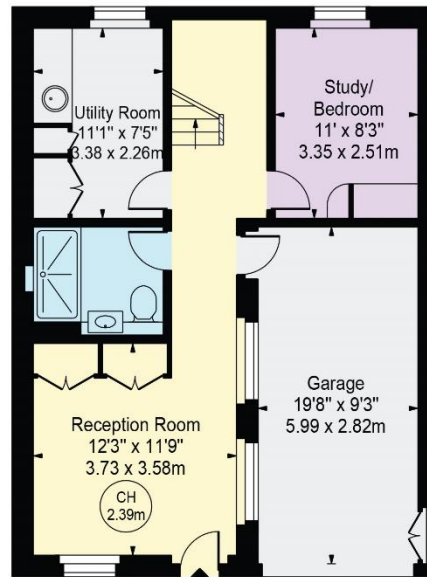


# Pindock Mews

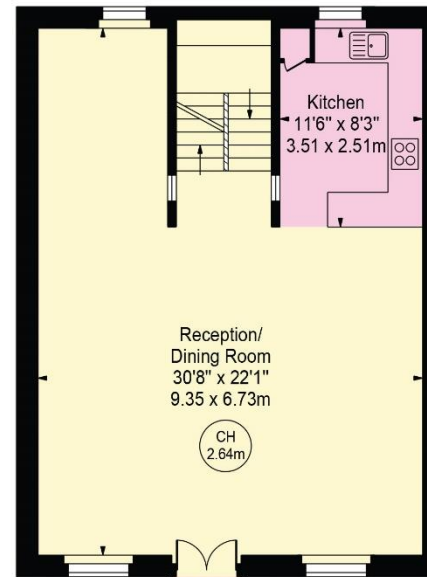
Approx. Total Internal Area 1957 Sq Ft - 181.81 Sq M  
(Including Garage & Restricted Height Area)



Second Floor  
(583 Sq Ft - 54.16 Sq M)



Ground Floor  
(690 Sq Ft - 64.10 Sq M)



First Floor  
(684 Sq Ft - 63.55 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.