



**GLOUCESTER MEWS, BAYSWATER, W2**  
**GUIDE PRICE £915,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN  
APARTMENT APPROACHED THROUGH AN ATTRACTIVE  
ARCHED STONE QUIET COBBLED MEWS.**

**Paddington | 020 7467 5770 | paddington@winkworth.co.uk**

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**DESCRIPTION:**

Located only a short distance from Hyde Park, Kensington Gardens and the mainline train station - Paddington with the new Elizabeth line. Gloucester Mews runs parallel with Gloucester Terrace, which is a popular and attractive Victorian thoroughfare ideally positioned to benefit from a rich choice of renowned amenities, great transport links including Paddington station (Tube, Heathrow Express and new Elizabeth Line) and wide-open spaces of Kensington Gardens, with easy walks to Notting Hill and the West End.

SERVICE CHARGE: ABOUT £1,260 P.A | GROUND RENT: NIL | COUNCIL TAX BAND: E

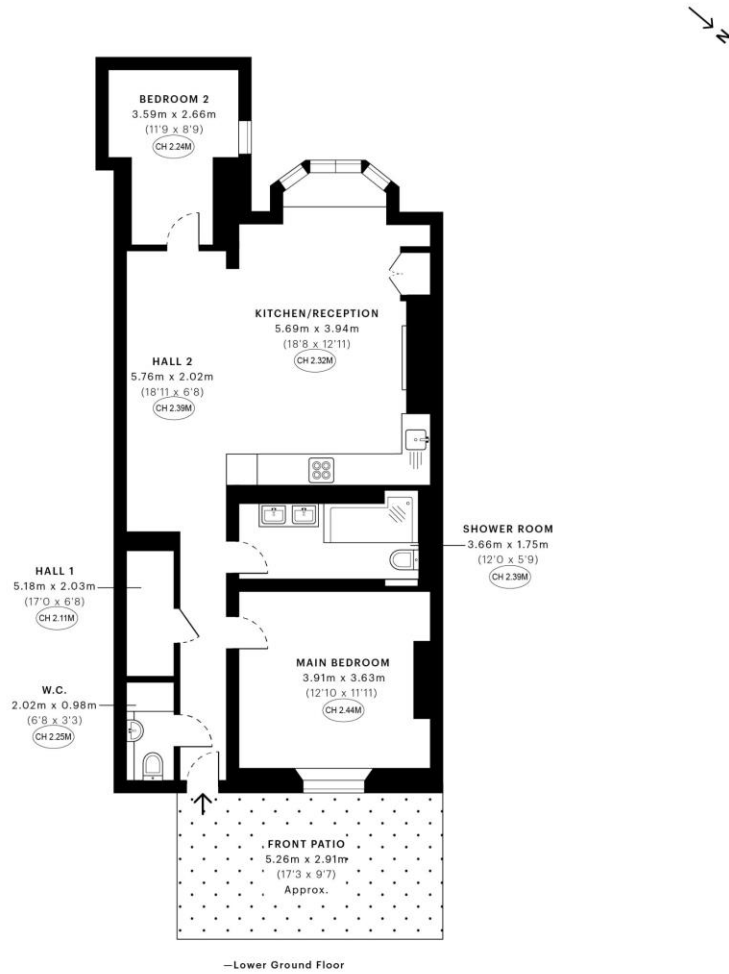


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	GROSS INTERNAL AREA (GIA) The footprint of the property 76.32 sqm / 821.50 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 68.29 sqm / 735.07 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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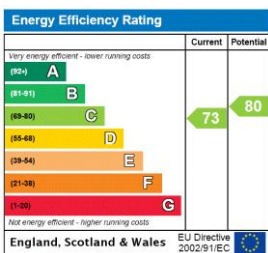


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 76.29 sqm / 821.18 sqft  
IPMS 3C RESIDENTIAL 70.10 sqm / 754.55 sqft

SPEC ID: 6282601407a8c00dd56ad40d

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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