



Carnegie

Estate Agents, Surveyors and Property Management

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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Carnegie Estate Agents

### 20 Conduit Mews, London, W2 3RE

**£3,500 Per Calendar Month**

A fantastic modern two bedroom mews flat on the ground floor of this popular cobbled street near Paddington. With two double bedrooms, one bathroom and an open plan reception with fitted kitchen. Nestled in a private mews near Hyde Park and Kensington Gardens, the closest stations are Lancaster Gate (4 mins) and Paddington (3 mins). Conduit Mews runs from a discreet arch off Praed Street and on to Spring Street. Transport facilities are numerous and include Lancaster Gate (Central line) and Paddington Station (Heathrow Express, mainline rail services, Elizabeth line, Bakerloo, Circle, District and Hammersmith & City lines).

The fantastic open spaces of Hyde Park and Kensington Gardens are a few minutes walk away.



Company incorporated in England No. 4713968

VAT No. 745 8368 91



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	82
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Living/Dining area

21'10" x 17'4" (6.66m x 5.30m)

### Kitchen

9'10" x 7'2" (3m x 2.19m)

### Bedroom 1

12'2" x 10'4" (3.72m x 3.16m)

### Bedroom 2

9'1" x 9'6" (2.77m x 2.92m)

### Bathroom

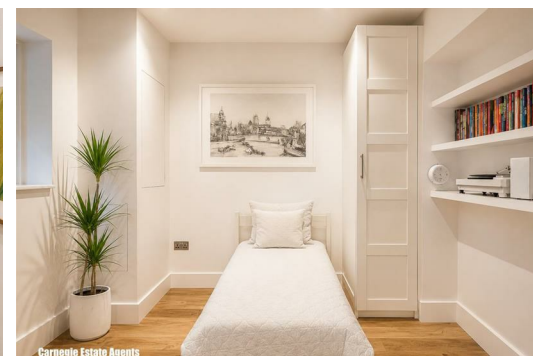
6'0" x 7'2" (1.85m x 2.19m)

### Agent note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.

### Please note

A relative of a director of Carnegie Estate Agents has a financial interest in this property.



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