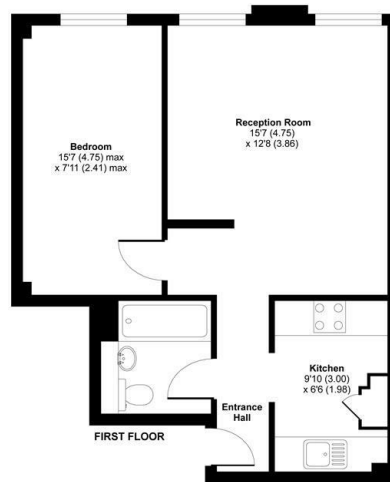


Brook Mews North, W2 3BW

£635,000

Brook Mews North, London, W2
 APPROX. GROSS INTERNAL FLOOR AREA 471 SQFT / 43.7 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Cavendish Rowe and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2009 Produced for Cavendish Rowe REF : 09-08488-BRO

SOLE AGENT. A spacious and bright one double bedroom first floor mews apartment with a modern fully fitted kitchen and tiled bathroom with shower over bath. The light and airy reception room overlooks a quiet attractive mews. Sold as seen, ALL contents included in the sale price. Peacefully positioned directly off Craven Road in the heart of Craven Village Bayswater and ideally located for the travel amenities of Paddington (Heathrow Express, Bakerloo, Hammersmith & City, District & Circle lines), Lancaster Gate (Central Line) and the open green spaces of Hyde Park which are a short distance away. The new Crossrail will deliver a major new heavy-duty suburban rail service for London and the South-East. It will connect the City, Canary Wharf, the West End and Heathrow Airport to commuter areas east and west of the capital. This will undoubtedly be an added advantage to the area and as such this property must be seen soon!



TENURE
 Leasehold - 957 years
 Service Charge - £1800 p.a.
 Ground Rent - £100 p.a.

Energy Efficiency Rating	
Current	Potential
79	83

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
78	81

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC



These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.