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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

Of interest to owner occupiers and developers. Rarely available, an attractive unimproved mews house with planning permission for mansard roof extension and potential for basement accommodation, in highly sought after and convenient Central London residential location near Kensington Gardens, the West End and good transport services – Vacant

**Tenure**

Freehold.

**Location**

- Prince's Mews is a highly sought after residential cul-de-sac situated off the east side of Hereford Road, near its junction with Moscow Road within the Bayswater Conservation Area
- The local facilities of Bayswater, Notting Hill, Kensington and Paddington are all conveniently nearby
- Oxford Street, the internationally renowned shopping destination, is within easy reach
- The entertainment attractions, theatres and cinemas of the West End are easily accessible
- Access to the A40 provides good road links westwards to Heathrow Airport and eastwards to the City and Canary Wharf
- Bayswater (District and Circle Lines), Queensway (Central Line)
- Paddington

**Description**

- An attractive two storey mid terrace mews house
- The interior requires modernisation, giving the buyer the opportunity to carry out improvements to their own specification and style
- Most of the other properties in the mews have mansard additions and some have excavated basement accommodation

**Accommodation**

- Ground Floor – Entrance Hall, Reception Room, Bedroom, Bathroom, Two Separate WCs
- First Floor – Reception Room, Bedroom, Bath/Shower Room
- Total Gross Floor Area Approximately 1,055 sq ft

**Planning**

Permission (App 14/11970/FUL) was granted by City of Westminster on 23rd February 2015 for erection of mansard roof extension with sheer rear elevation. The proposed development will provide three bedrooms and two bathrooms/WCs with a total Gross Floor Area of approximately 1,475 sq ft

**Viewing. Please refer to our website [www.savills.co.uk/auctions](http://www.savills.co.uk/auctions)**