



RUSSELL SIMPSON

A beautifully fully renovated mews house set on a quiet, tucked-away street in the heart of Bayswater

FREDERICK CLOSE
BAYSWATER W2

Frederick Close

£2,538 P/W

BEDROOMS 3	INTERNAL 1,350 SQ FT 125 SQM	OUTDOOR —	FURNISHED STATUS Furnished / Unfurnished
BATHROOMS 2		EPC C	COUNCIL TAX Westminster City, G



The Property

Arranged over three floors, the house offers elegant and contemporary living in one of London's most sought-after residential pockets. Offering three bedrooms alongside a bright open-plan kitchen and dining space on the ground floor.



Open-Plan Living

On the ground floor, an integral garage and utility room sit alongside an open-plan reception room and kitchen.

The property benefits from air-conditioning throughout.



Indoor Spaces

The first floor holds a bedroom and a second, generously proportioned reception and living space. The second floor provides two further bedrooms, including the principal bedroom, served by two separate bathrooms.



The Neighbourhood

Frederick Close, a cosy and quiet close with minimal noise or disturbance from major roads. Frederick Close is within a five-minute walking distance from Hyde Park and ten minutes to Paddington, offering direct connections to Heathrow via the Elizabeth line, as well as the Bakerloo, Circle, and District lines into London. The property is within a five-minute walk of Lancaster Gate tube station, with connections to central London via the Central line.



Frederick Close, W2

Approximate Area

1,274 sq ft / 118.4 sq m

Garage

77 sq ft / 7.2 sq m

Total

1,351 sq ft / 125.6 sq m

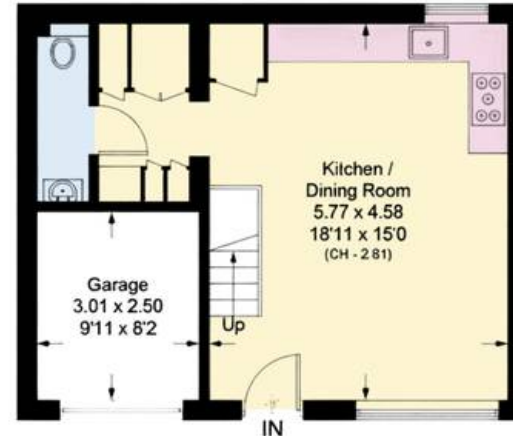
Including Limited Use Area
(18 sq ft / 1.7 sq m)

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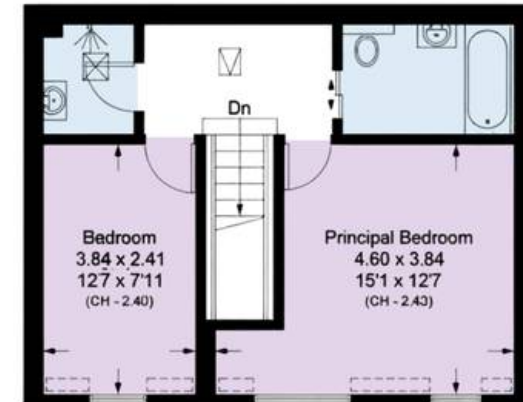
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



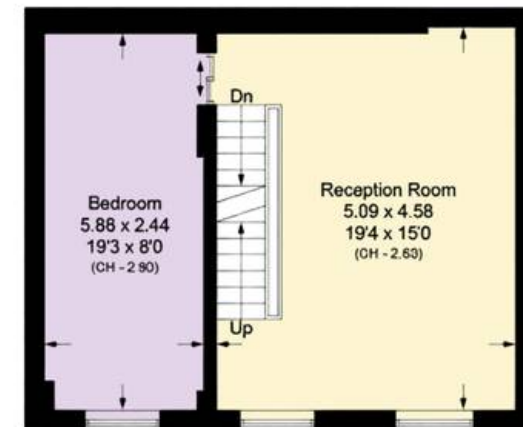
= Reduce head height below 1.5m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**RUSSELL
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