



WESTGATE UTAMA
PROPERTY CONSULTANTS



Bathurst Street W2

Spacious and well presented family house - Guide price £5,500,000

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www.westgateutama.com

Description:

This spacious six bedroom family house, with rich heritage, enjoys a beautiful position and southerly views down the charming Sussex Mews West.

A grand entrance Hall leads to a sunny, generously-proportioned, dual aspect reception room with feature fireplace.

A magnificent Art Deco staircase takes centre stage. A dramatic central glass roof overhead fills the house with natural light. From the raised ground floor the stairs lead to a guest cloakroom and up to the first floor, which hosts a master bedroom with its own dressing room, en-suite bathroom and a further bedroom.

Above on the second floor are three further large bedrooms and a family bathroom.

The lower ground floor includes a luxury fitted kitchen, dining room, guests cloakroom, utility room and a further bedroom with en-suite bathroom with own street access, suitable for housekeeping. There is ample storage space, two private patio areas and external vaults.

Gated underground parking is available by separate negotiation, along with potential access to Sussex Square Gardens for a nominal annual fee.

Please ask the Sales team about the potential to add a roof garden terrace (subject to the usual consents)

The house was previously owned by Ambassadors to Austria and Romania and by Royalty (Kuwait). Unique to the area, this wonderful London residence also has a flagpole!

Located in one of the best connected areas of central London, nearby transport links include underground services from Lancaster Gate (Central Line) and Paddington Station (Circle, District, Bakerloo and Hammersmith & City) in addition to National Rail Service, Heathrow Express and Cross Rail which will link London east to west.

The house is a moment's walk from the vast green expanses of Hyde Park and Kensington Gardens. Smart boutiques, galleries, cafes and restaurants are

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02037570188



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available locally and in the nearby Connaught Village. Horse riding stables are based in Bathurst Mews opposite.

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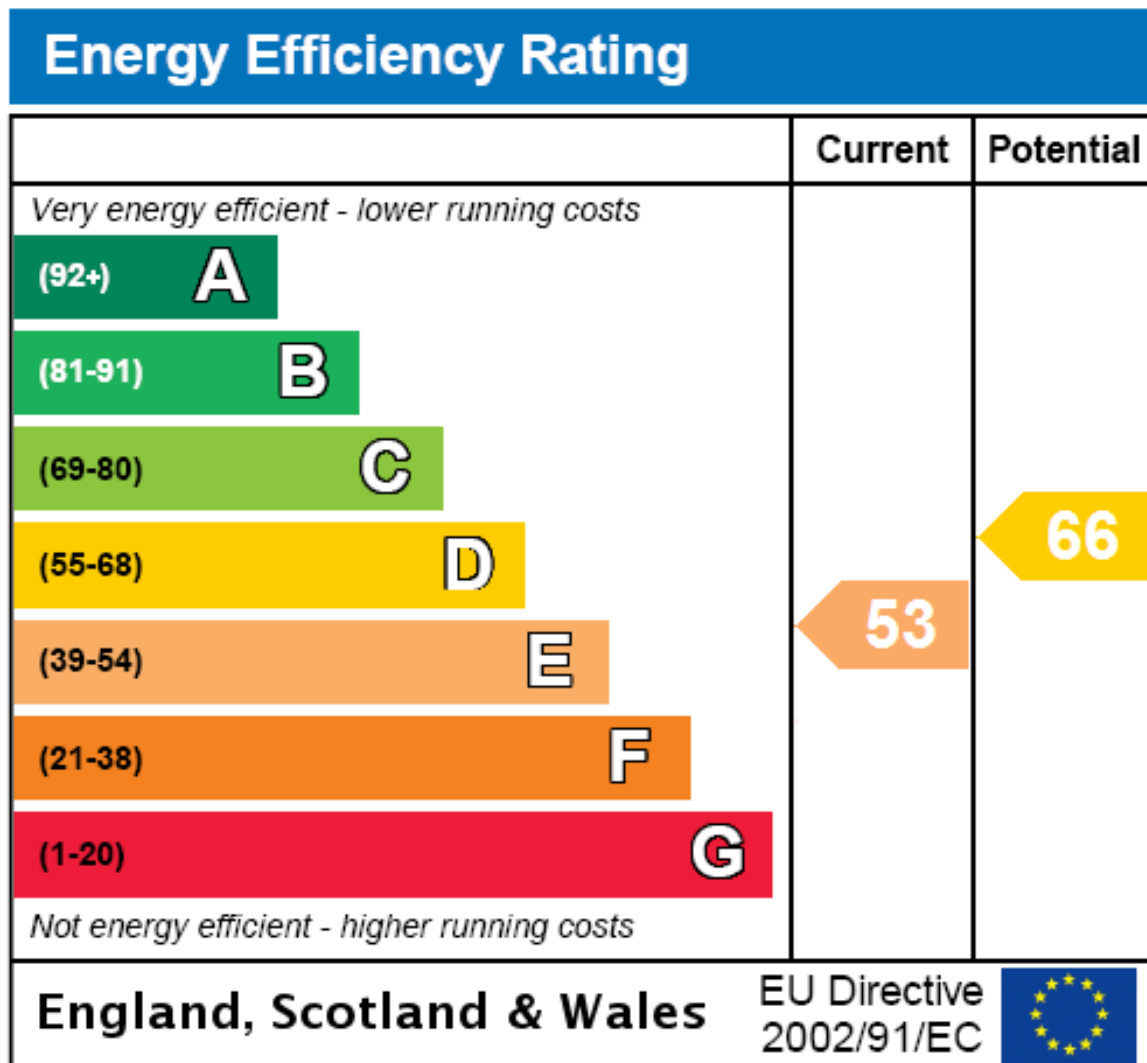


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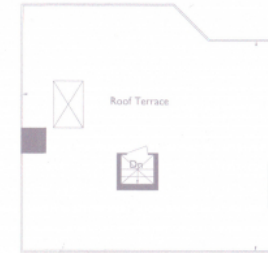
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Bathurst Street, W2

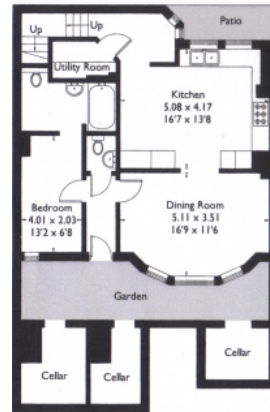
Approximate Gross Internal Area
320.6 sq m / 3452 sq ft

Approximate External Areas
Garden = 186 sq ft
Patio = 45.63 sq ft

Proposed Roof Terrace = 750 sq ft (Approx)



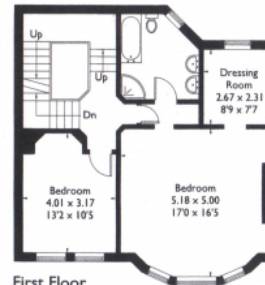
Proposed Roof Terrace
(Subject to usual consents)



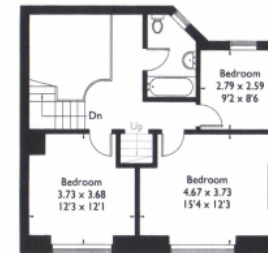
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

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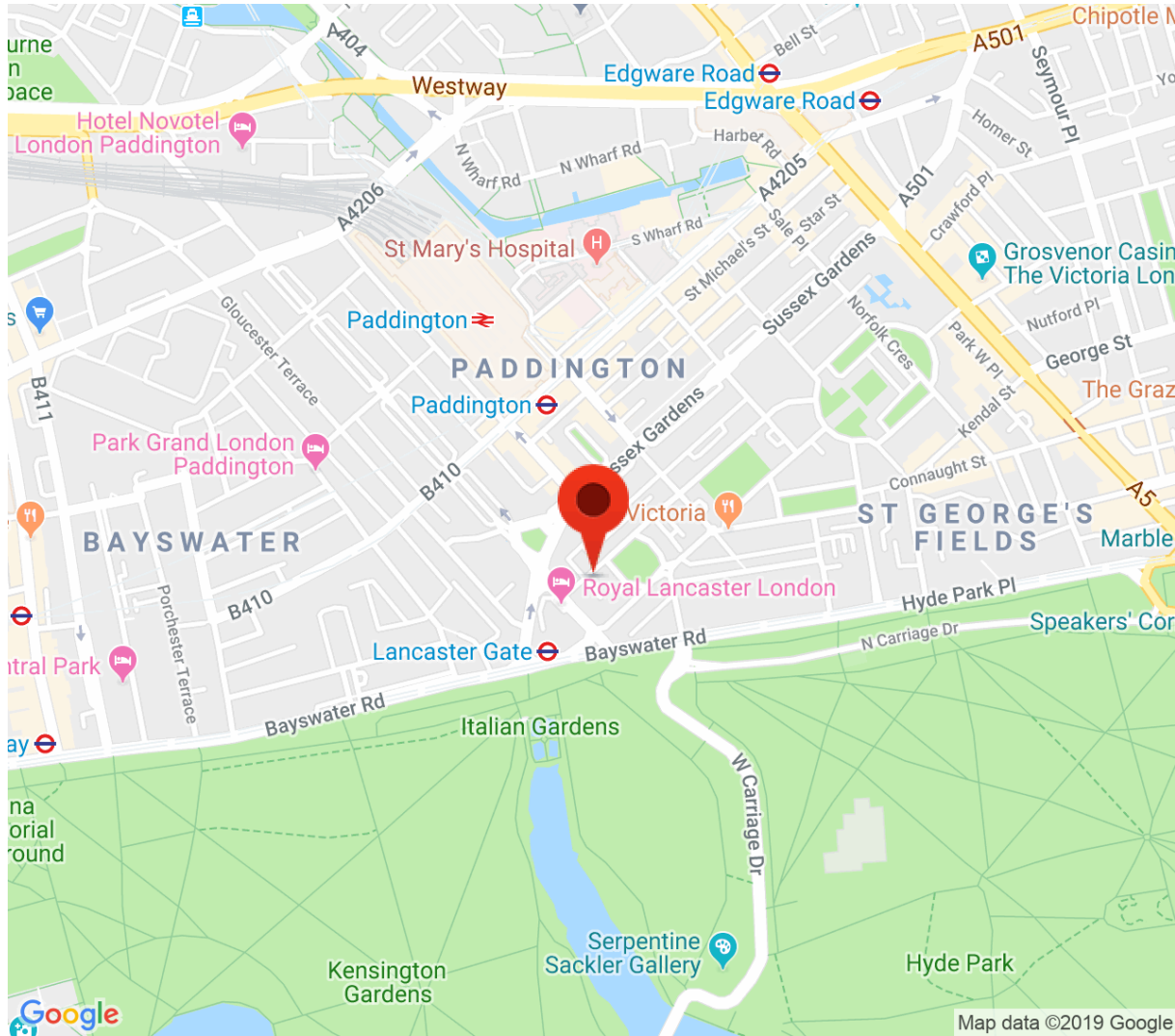
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Category :Property for sale

Admin Fees : 2%



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