



BROOK MEWS NORTH, LANCASTER GATE, W2

£450 per week

Bedrooms	2
Bathrooms	2
Furnished	Furnished
Availability	now
Outdoor Space	None
Parking	Residents Permit

2 BEDROOM APARTMENT

A contemporary furnished second floor flat with wood floor in the living room and kitchen, located in this popular Mews. Brook Mews North is ideally situated for the exclusive amenities of Paddington and Lancaster Gate. Kensington Gardens are also a short walk away. 613 sq.ft.

Features

Entrance Hall: Reception Room With Leather Sofa: Modern Open Plan Kitchen With All Machines: 2 Double Bedrooms: 2 Bathrooms (One En-Suite With Bath And Shower).



SUSAN METCALFE
RESIDENTIAL



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Approximate Gross Internal Area (Excluding Reduced Headroom) :-
57 sq m / 613 sq ft
Reduced Headroom :- 1.13 sq m / 12 sq ft
Total :- 58.13 sq m / 626 sq ft



= Reduced headroom below 1.5 m / 5'0

Second Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	82	84	
		81	82
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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