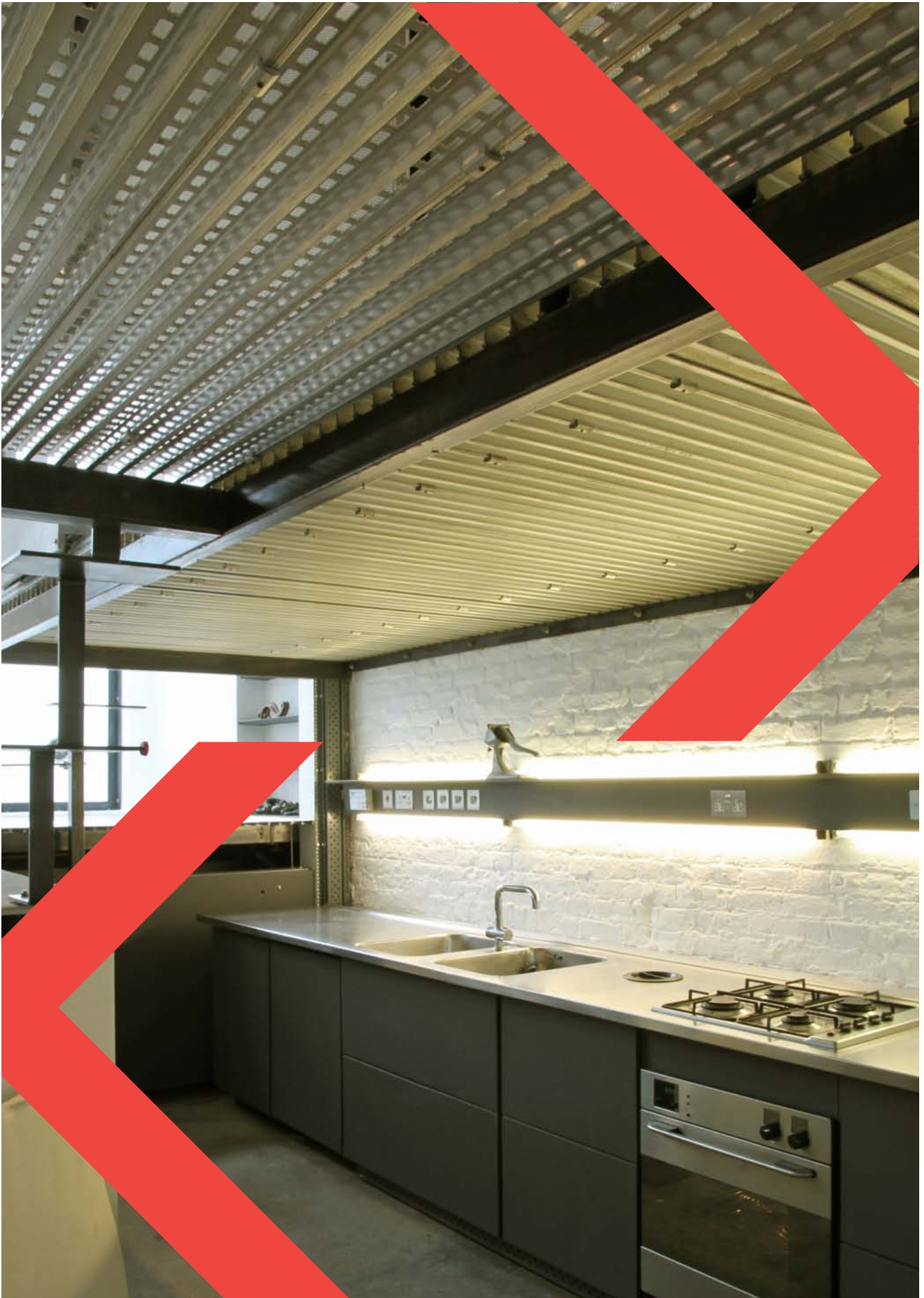


**136 Westbourne Terrace Mews**  
Paddington, W2



**This very unusual and spacious one bedroom mews property has an extraordinary feel. The unique design in steel, concrete and glass creates an industrial and highly individual space that has been featured in many architectural magazines. Three large pivoting glass screen doors allow light to flood into the house and provide access to this private mews. A well designed lighting concept enhances this architectural space.**

The house is laid out on three levels which creates ever changing vistas. The open plan layout provides a large, fully equipped kitchen and dining area on the lower floor with good storage. Two further distinguished spaces on split levels enable the owner to create a versatile and well organised flow of living.

The large bathroom is screened off on the upper floor and provides an exceptional walk-in shower. There is excellent hidden storage throughout the house.

This property lends itself to be used as a perfect living/working space. It is sold with a private parking space for one car outside the house which is very rare in central London.

Westbourne Terrace Mews is quietly tucked away within short walking distance of Paddington Station, Paddington Basin, Queensway and Kensington Gardens.

Mezzanine



Entrance & ground floor

Open split levels



Indirect natural light flooding in from bedroom



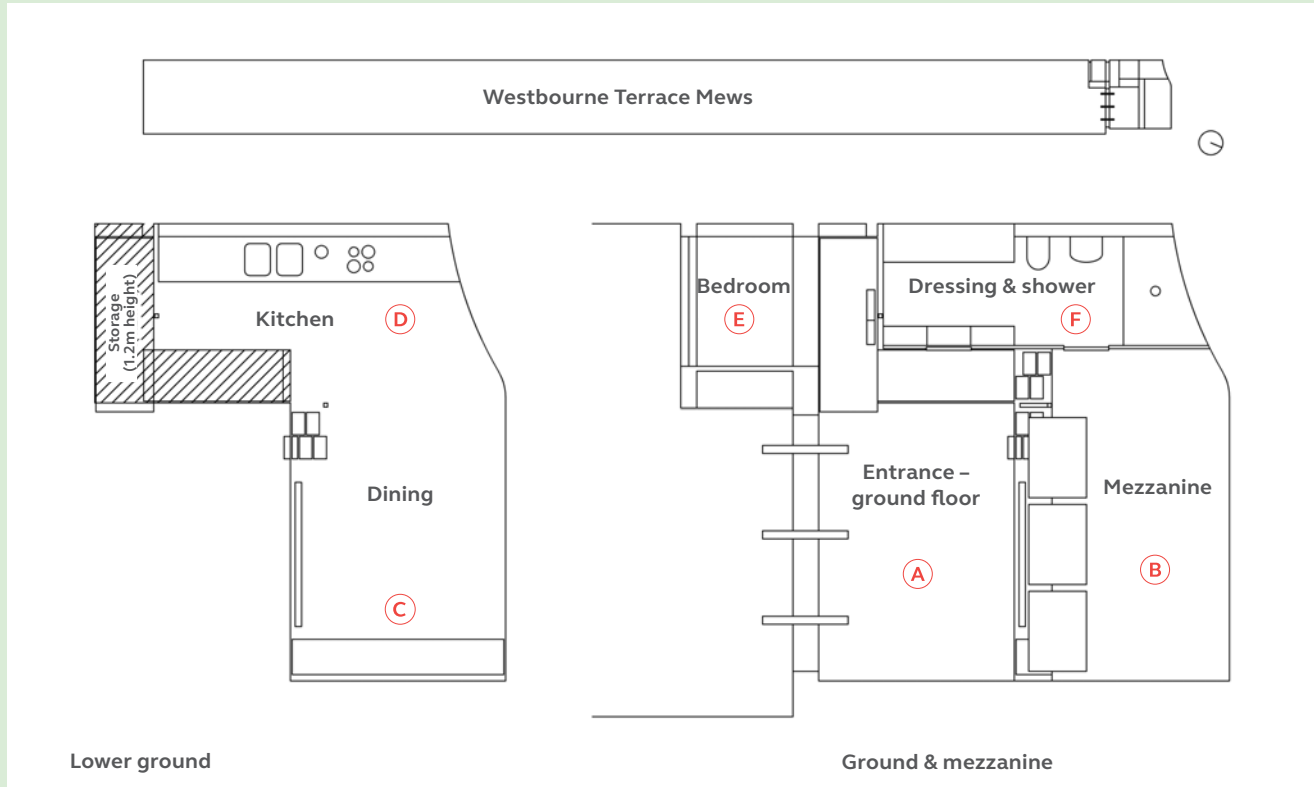
Space and light in balance

# 136 Westbourne Terrace Mews – leasehold 89 years

Gross internal area: 74.5 sq m / 802 sq ft (approx.)



## Second floor landing



### Specifications

**Total floor space**  
74.5 sq m / 802 sq feet

**Borough**  
Westminster

**Council Tax Band**  
Band D

**EPC Rating**  
Band D

**Tenure**  
Leasehold: approx. 89 years remaining / ground rent: peppercorn

**Parking**  
One dedicated space

**Service charge**  
The property is not liable for any service charge contribution to the freeholder.

**Private mews**  
The mews is privately owned and shared between the residence. The current service charge is £600/annum.

**A Entrance – ground floor**  
5.10m x 3.45m  
16.7ft x 11.3ft

**B Mezzanine**  
5.10m x 2.72m  
16.7ft x 8.9ft

**C Dining**  
7.06m x 3.32m  
23.2ft x 10.9ft

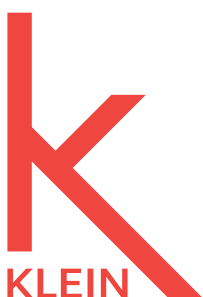
**D Kitchen**  
2.77m x 4.80m  
9.1ft x 15.7ft

**E Bedroom**  
2.20m x 3.08m  
7.2ft x 10.10ft

**F Dressing & shower**  
1.91m x 5.97m  
6.3ft x 19.6ft

**Ceiling heights**  
Max overall height: 4.34m  
Ground: 3.10m  
Dining: 2.16m  
Mezzanine: 2.13m (max)

Illustration for identification purposes only, measurements are approximate, not to scale. For the avoidance of doubt, KLEIN shall not be liable for any reliance on these measurements.



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