

# 3 ELNATHAN MEWS

LONDON, W9 2JE

CHARMING TWO BED MEWS HOUSE  
AVAILABLE IN LITTLE VENICE

FREEHOLD FOR SALE

ON BEHALF OF LPA JOINT RECEIVERS



# EXECUTIVE SUMMARY

- A beautifully located two-bedroom terraced house hidden within a mews available in Little Venice.
- The property features two double bedrooms, two WCs, kitchen, lobby area and a roof terrace across two storeys spanning 789sqft (GIA).
- Elnathan Mews is a charming, quiet traditional mews rich in history with former stables converted into homes.
- Available as a freehold, the property presents an excellent opportunity for owner-occupiers or developers seeking a refurbishment project.
- Conveniently located within a 10-minute walk to both Madia Vale and Warwick Avenue stations (Bakerloo line) providing quick access into Paddington Station and central London.
- We are instructed to invite offers in excess of '£1,000,000' STC.



# LOCATION

3 Elnathan Mews is in a prime position of Maida Vale, a highly sought-after area in West London. Nestled in a quiet, secure mews, the terraced house offers a peaceful setting with easy access into the vibrant city life.

The property benefits from excellent transport links, with Warwick Avenue and Maida Vale Underground Stations (Bakerloo Line) both within a 10-minute walk. These stations provide direct connections to Paddington Station and Oxford Circus, making commuting across London effortless. Paddington Station, a key transport hub, offers national rail services, the Heathrow Express, and swift access onto the Elizabeth Line.

Convenient bus routes and major roadways, including the A5 (Edgware Road) and A40 Westway, ensure easy travel by car or public transport. Additionally, the nearby Regent's Canal and Little Venice offer scenic walking and cycling paths, ideal for leisurely commutes.



# CONNECTIVITY

Warwick Avenue ●  
5 mins

Royal Oak ● ●  
12 mins

Maida Vale ●  
7 mins

Edgware Road ● ● ● ●  
14 mins

Marylebone ●  
10 mins

Paddington ● ● ● ● ●  
11 mins

# MAIDA VALE

Maida Vale and Little Venice are prestigious areas in West London, known for their scenic beauty and elegant atmosphere. Maida Vale features tree-lined streets and classic Victorian architecture, creating a tranquil yet vibrant environment. Nearby, Little Venice is famous for its picturesque canals, houseboats, and waterside cafés.

The area is home to a variety of popular cafés and restaurants, including The Waterway and Cafe Laville, offering stunning canal views, as well as neighbourhood favourites like The Elgin and Banana Tree. These destinations provide excellent options for dining, meetings, or casual breaks.



Little Venice Canals



The Waterway



Cafe Laville



The Elgin



Paddington Recreational Ground

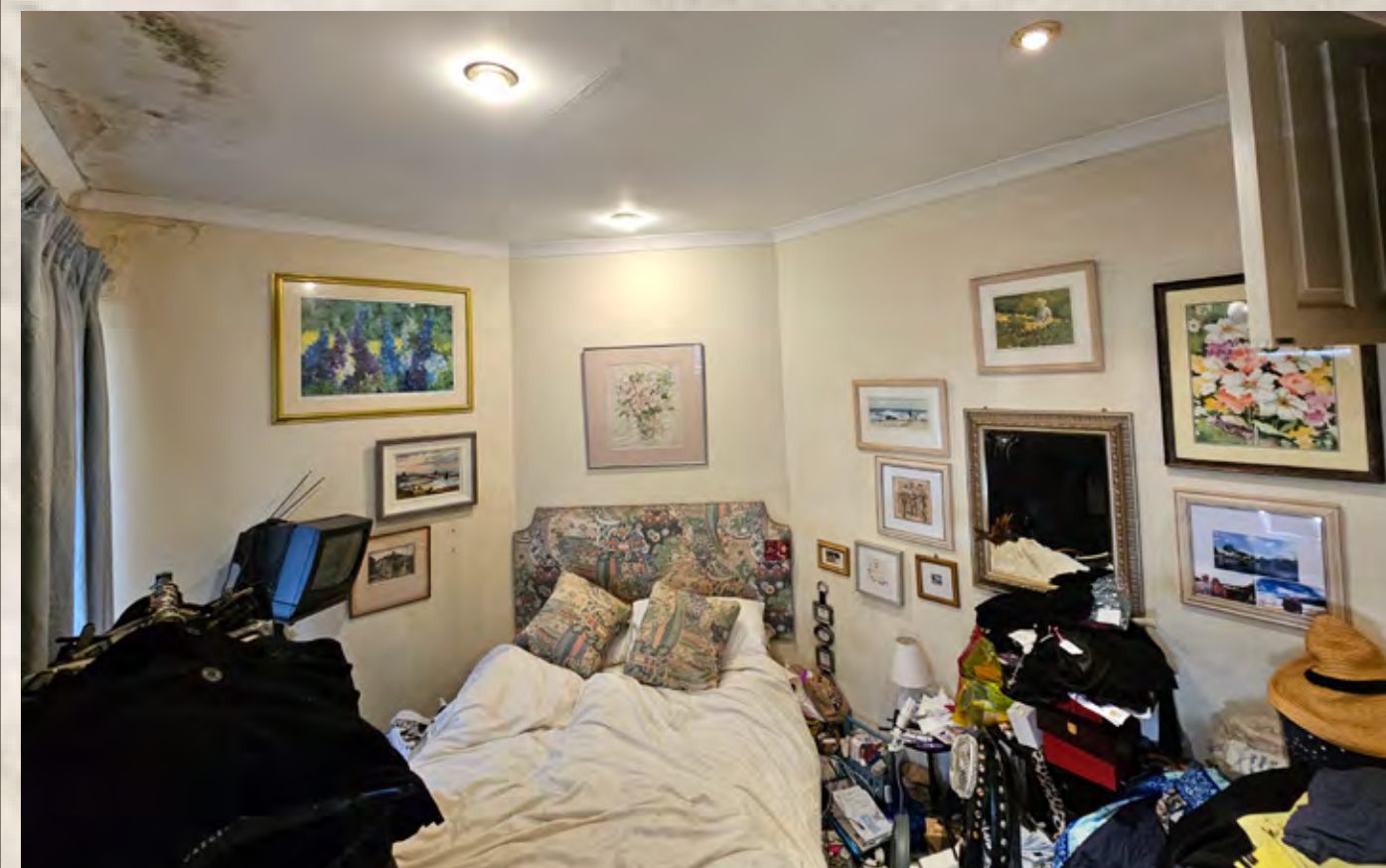
# DESCRIPTION

The subject property is a low-built, semi-detached, two-bedroom terraced house, situated in a charming mews in the sought-after Little Venice area. Spread across two storeys, the property offers two generously sized double bedrooms, two WC facilities, a functional kitchen, a lobby area, and the added benefit of a private roof terrace, perfect for outdoor relaxation or additional workspace.

Originally constructed in the 1990s with solid brick elevations, the property remains in structurally sound condition. Internally, while the building features a basic finish, it presents an ideal opportunity for refurbishment to suit modern requirements. The property is equipped with a gas central heating system, with radiators installed throughout.

# TENURE

The asset is held Freehold, under Title Number: NGL739093



## PRICE

Offers are invited in excess of £1,000,000 for the Freehold Interest subject to contract.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

## FLOOR PLANS

Available on request.

The receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2024.

## CONTACTS

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