

Lancaster Mews  
London W2

Development Summary

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## Summary

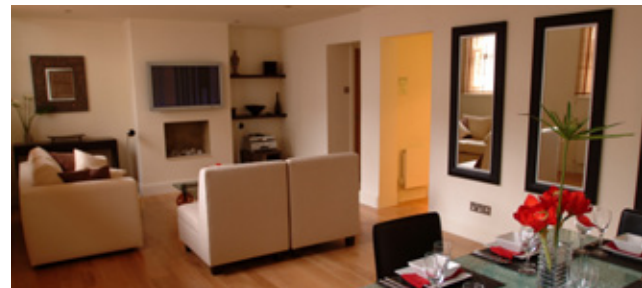
## Lancaster Mews



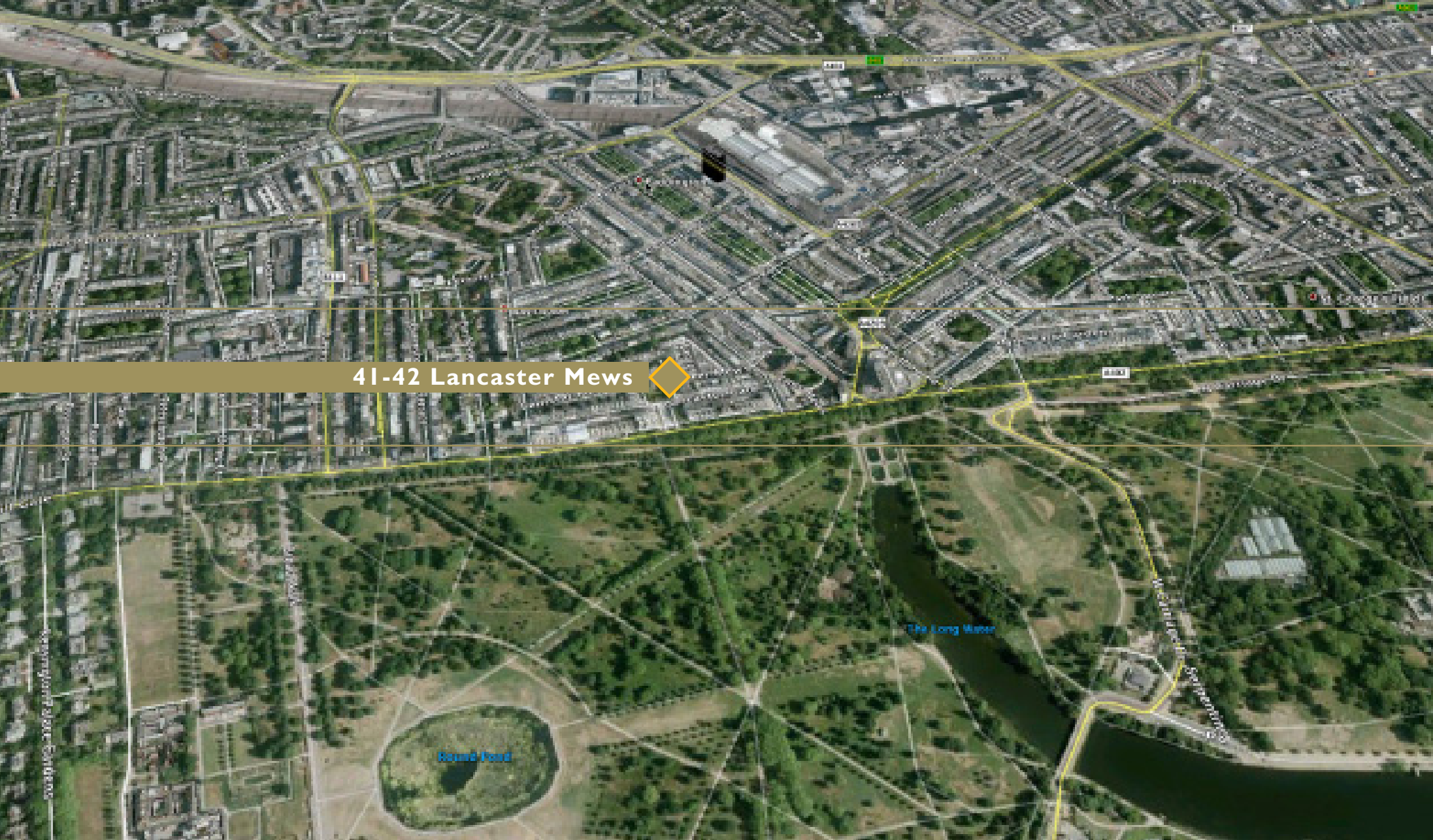
The site was purchased as an existing car repair garage.

Following our planning application we were granted permission by Westminster Council to build two 3 storey mews houses with residential use totalling a net saleable area of 3,313 sqft, 308 sqm.

Having bought the site with planning permission we resubmitted for the demolition of the front façade, thus creating a complete new build.



Being located in a Victorian style mews, which originally was designed for horses and carts the site was difficult in both the vehicular approach and available space to carry out the construction.



41-42 Lancaster Mews



Round Pond

The Long Water

West Market Street

West Market Street

# Construction



The construction methodology required a very careful approach due to the site constraints. The rear and side elevations were retained as these walls were shared with the neighbouring properties. We proceeded to build over the next 12 months using original London stock bricks and timber windows and stable style doors to the front elevation.

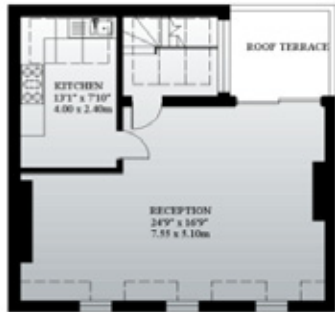
By managing to demolish the front facade which was incredibly rare within this conservation area, we were able to zero rate the site from VAT which reduced our construction costs along with a faster build programme and moreover the final product was a new build property which was extremely sought after. The properties were then sold and a healthy profit margin of 40% on costs was realised.



# Lancaster Mews

# Floor Plans

# Lancaster Mews



Second Floor



Gross Floor Area =  
172.1 sq.metres / 1,852 sq. feet

Freehold

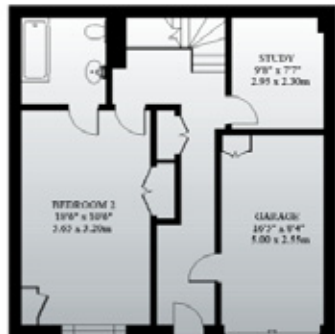


Second Floor

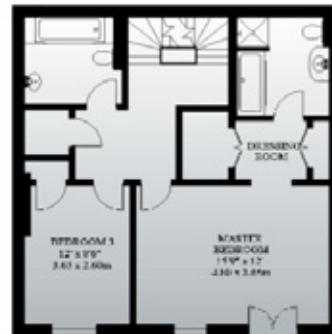


Gross Floor Area =  
135.7 sq.metres / 1,461 sq. feet

Freehold



Ground Floor



First Floor



Ground Floor



First Floor



Kessy Property Consultants

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