



WESTBOURNE GROVE MEWS, W11  
**£1,750,000 FREEHOLD**

**A STUNNING AND IMMACULATEDLY PRESENTED THREE STOREY MEWS HOUSE IN THIS WONDERFUL POSITION JUST OFF PRIME WESTBOURNE GROVE.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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### DESCRIPTION:

An immaculately presented three storey mews house which has been refurbished throughout to the highest of standards and quietly tucked away behind Westbourne Grove in the heart of Notting Hill. Extending to 1,164 sq.ft the accommodation on the ground floor comprises; large entrance hall with double doors leading to the large second bedroom with sliding glass doors to the mews, ensuite shower room and walk in wardrobe. On the first floor is an expansive open plan kitchen, dining and reception room with two windows to the front and a range of integrated kitchen appliances. The principal bedroom is situated on the second floor, with ensuite bathroom and ample built in storage.

### LOCATION:

Westbourne Grove Mews is a cobbled mews, perfectly located at the heart of Notting Hill, right behind Westbourne Grove and just to the east of Ledbury Road. It is seconds from a host of boutiques, bars and restaurants and within easy walking distance from Notting Hill Gate's transport connections.

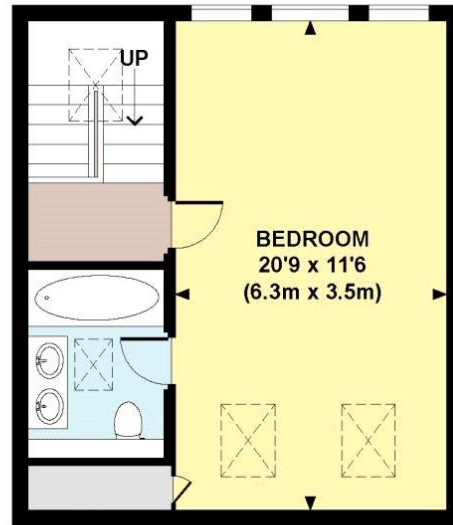




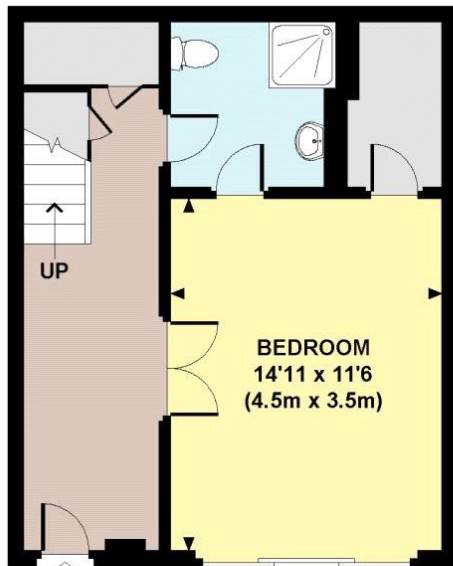


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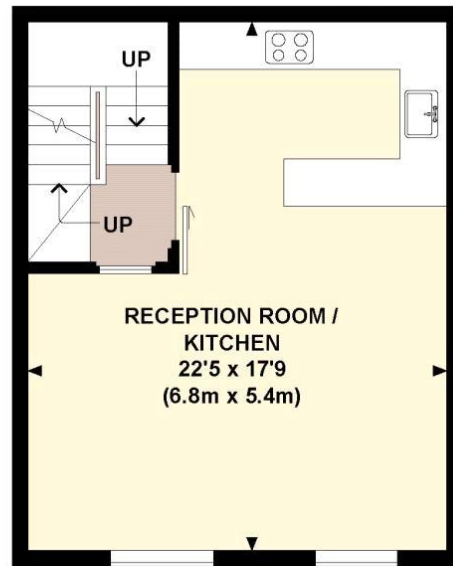
Approx. gross internal area  
1164 Sq.Ft. / 108.1 Sq.M.



SECOND FLOOR



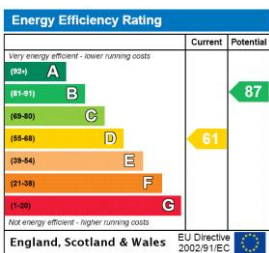
GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2012  
Dowling Jones Design www.dowlingjones.com 020 7610 9933

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



### Utilities:

- Gas – Mains
- Electricity – Mains
- Waste – Mains Sewerage
- Water – Mains
- Broadband – Fiber

**Tenure:** Freehold

**Council Tax Band:** Royal Borough of Kensington & Chelsea (Band G)

Please note, with this property you are not entitled to a parking permit.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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