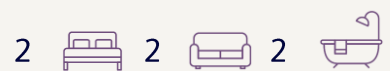




St Lukes Mews, W11

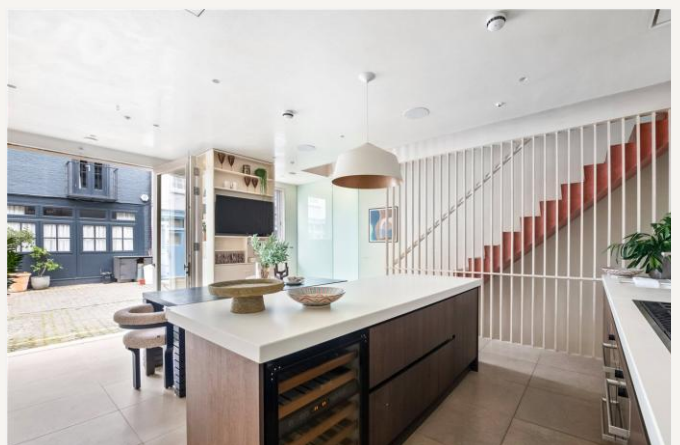
£2,500,000 *Freehold*



"The Submariner's House"—a flawless fusion of light-filled interiors and multifunctional spaces, enhanced by understated, elegant finishes—delivers the ultimate Notting Hill Pad.

KEY FEATURES

- Light Filled Interiors
- Multifunctional Spaces
- 1,676 Sq.Ft
- Freehold
- Roof Terrace
- Sought-after Mews Lane



Notting Hill Sales

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This exceptional Mews House, located on the iconic cobbled Mews Lane in the heart of Notting Hill, has been fully reimagined by the current owner in collaboration with Jonathan Tuckey Design. The result is a light-filled, eco-conscious home that balances striking style with smart functionality.

Carefully considered spatial planning ensures each area serves multiple purposes. Natural light flows freely through strategically positioned windows and lightwells, while a screened concrete staircase and a dramatic double-height void link the spaces visually and acoustically, creating a sense of journey throughout the house. The ground-floor kitchen and dining area, along with the first floor sitting room, are connected by the open staircase. Purpose-built shelving subtly zones these communal areas into a sociable space and a tucked-away study at the rear. On the second floor, the principal suite features clever pocket doors that offer privacy when guests ascend to the spectacular roof terrace yet allow the open plan feel to return when desired. A large skylight above the bed invites stargazing, and a frosted glass wall between the shower and staircase diffuses southern light through the stairwell. A limestone clad bathroom forms part of the principal suite.

Descending to the lower ground floor, a staircase along the rear wall leads to an impressive six-metre-high corridor, lit from above by a high window. Two felt-lined, glass-partitioned rooms—primarily used as a gym and media room—feature a concealed pull-out bed and accordion doors, transforming them into a naturally lit guest suite. At the corridor's end, a stylish guest WC and shower room doubles as a steam room, topped by a glass box that channels light from above. The home's palette is entirely bespoke, featuring Douglas Fir flooring, a striking concrete staircase, and polished plaster walls that reflect light, amplifying the brightness that pours through the stairwell windows.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F (RBKC)
EPC rating: D
Is the property listed: Property is not listed

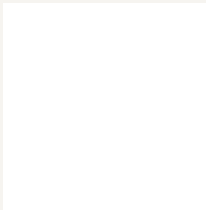
Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS130072>

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.

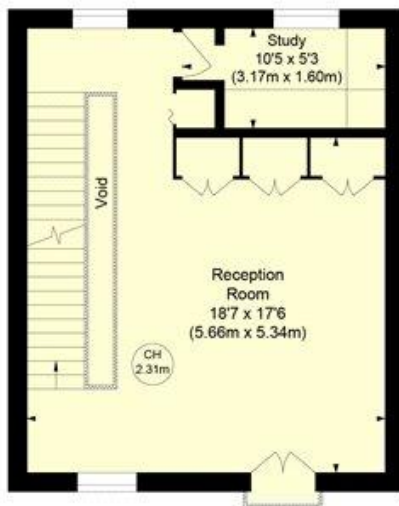


St Lukes Mews, W11

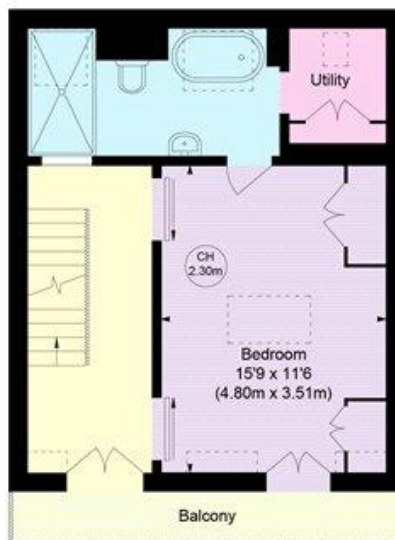
APPROXIMATE GROSS INTERNAL AREA
1676 Ft² - 155.68 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

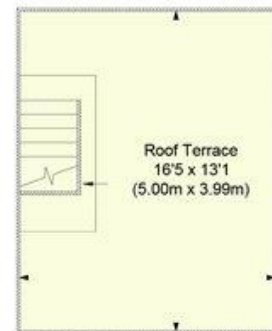
Key :
CH - Ceiling Height



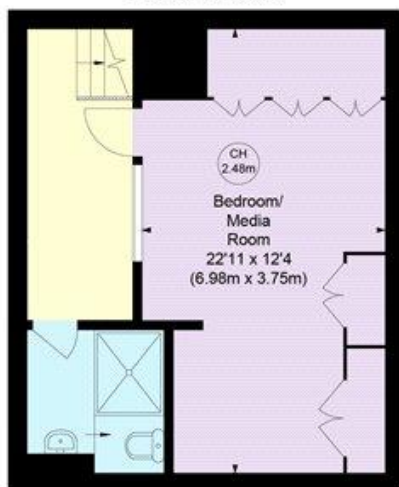
FIRST FLOOR



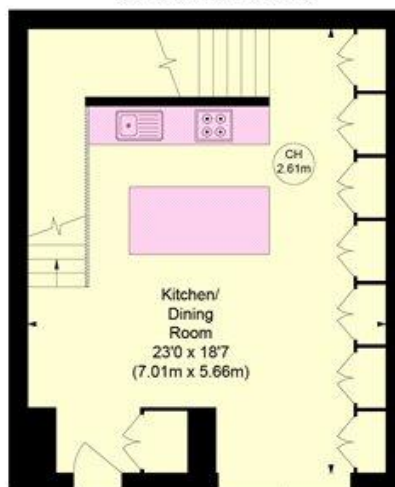
SECOND FLOOR



ROOF
TERRACE



LOWER GROUND FLOOR



GROUND FLOOR

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