



Ruston Mews, W11

Offers Over £500,000 *Share of Freehold*



A beautifully proportioned two-bedroom first floor flat, set within a well-maintained purpose-built block.

Accessed via Ruston Mews, the apartment offers a bright, west-facing reception room with a sleek open-plan kitchen, creating a sociable and well-balanced living space filled with natural light.

KEY FEATURES

- First floor apartment
- Two double bedrooms
- Secure garage parking
- 603 sq ft approx.
- West-facing reception
- Walk-in Wardrobe
- Excellent natural light



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Further benefits include an allocated off-street parking space within a secure, locked garage, making it an excellent rental investment or London base.

Positioned on the corner of Ruston Mews and St Mark's Road, the property is moments from the vibrant energy of Portobello Road and within easy reach of Ladbroke Grove Underground Station (Circle & Hammersmith & City lines).



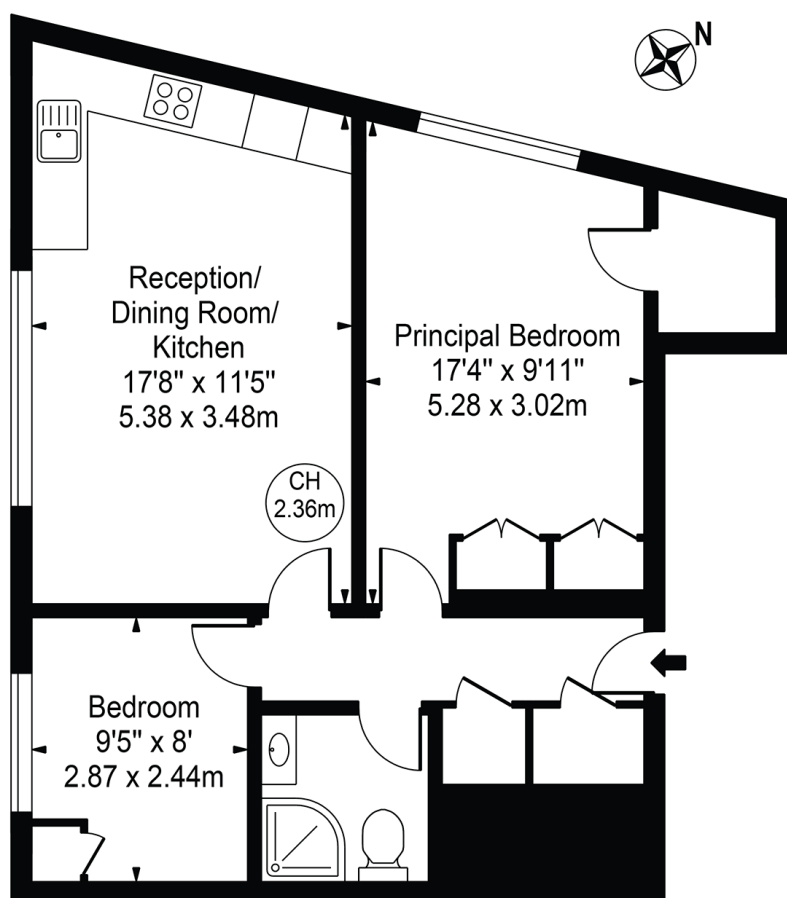


MATERIAL INFO

Tenure: Share of Freehold
Term: 979 year and 2 months
Service Charge: £1000 per annum
Council Tax Band: D
EPC rating: C

Cervantes Court

Approx. Gross Internal Area 603 Sq Ft - 56.02 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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