



Ruston Mews, W11

Offers Over £1,250,000 *Freehold*



Set within a quiet gated enclave just moments from the heart of Notting Hill, this contemporary four-bedroom mews house offers stylish, well-considered accommodation arranged over four floors, complete with a private terrace and balcony.

Positioned on peaceful Ruston Mews, the property blends modern design with practical family living. Entered on the ground floor, the accommodation begins with a bedroom, equally suited to use as a study, and a bathroom.

KEY FEATURES

- Four bedrooms arranged over four floors
- Peaceful gated mews setting
- Generous open-plan kitchen and reception room
- Private terrace leading from the living space
- Two second-floor bedrooms with fitted storage, one with a private balcony
- Top-floor principal suite with air conditioning and parquet flooring



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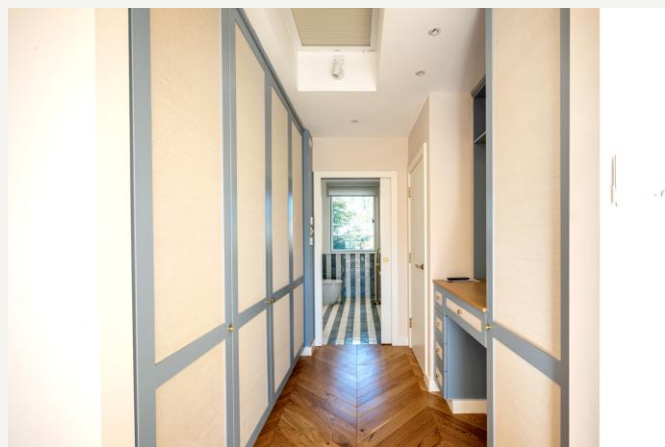
for every step...

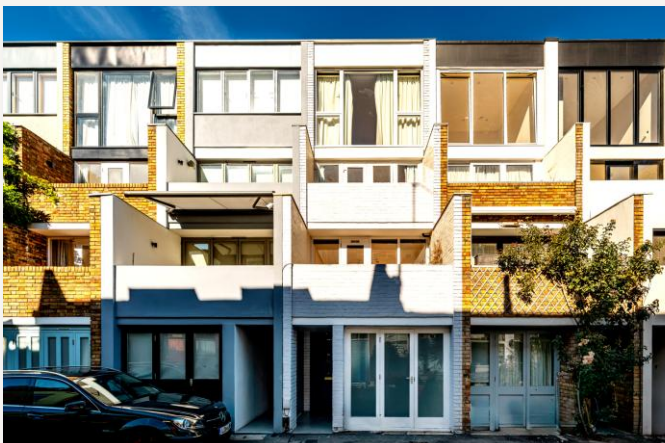


The first floor opens into a generous open-plan kitchen and reception room, with the living space leading onto a private terrace and the kitchen overlooking a small garden. Two further bedrooms and a bathroom occupy the second floor. Both bedrooms benefit from fitted storage, with one also opening onto a private balcony.

The principal suite occupies the top floor, featuring air conditioning, parquet flooring and extensive fitted storage. Its beautifully finished bathroom combines striped Moroccan-style zellige tiles with generous integrated storage, creating an elegant and practical space.

Ruston Mews is well placed for the independent boutiques, cafés and restaurants of Notting Hill. Portobello Road Market (0.3 miles) and Golborne Road (0.5 miles) are close at hand, while Ladbroke Grove Underground station (0.2 miles) provides access to the Hammersmith & City and Circle lines, alongside numerous local bus routes.



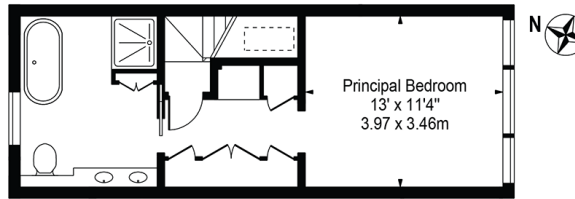


MATERIAL INFO

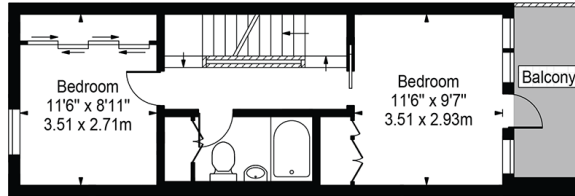
Tenure: Freehold
Council Tax Band: RBKC Band E
EPC rating: C

Ruston Mews

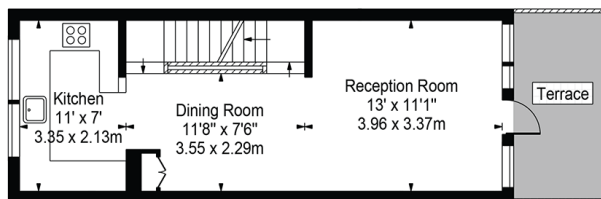
Approx. Gross Internal Area 1380 Sq Ft - 128.21 Sq M



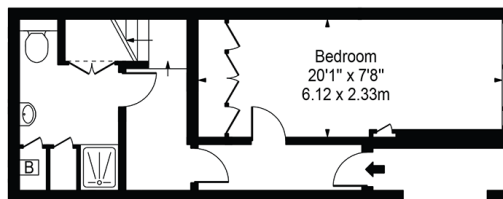
Third Floor
(355 Sq Ft - 32.98 Sq M)



Second Floor
(353 Sq Ft - 32.79 Sq M)



First Floor
(355 Sq Ft - 32.98 Sq M)



Ground Floor
(317 Sq Ft - 29.45 Sq M)

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
55-68	D	71 C	
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/LAD260162>

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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