



Codrington Mews, W11

£3,500 per week (£15,166.66 PCM) *Furnished*



DESIGNED AND FURNISHED TO THE HIGHEST OF STANDARDS AND A WONDERFUL OPPORTUNITY TO RENT THIS BEAUTIFUL MEWS HOUSE LOCATED IN THIS SECLUDED LOCATION IN THE HEART OF NOTTING HILL.



Notting Hill Lettings

0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...



House comprises private entrance, separate cloakroom, fabulous fully fitted eat in family kitchen with glass doors opening out to front of house and pretty patio seating area. Stairs then lead down to hallway with built in temperature-controlled wine cabinet, separate utility room and beautiful living room furnished to the highest for standards with a working gas fire and built in projector. The first floor comprises stunning master bedroom with air con and ensuite bathroom with built in tub and walk in shower. Also on the first floor is a second double bedroom with ensuite shower room. Stairs then lead up to a very pretty top floor third double bedroom with twin beds and storage room behind. The house has been architecturally and uniquely designed to the highest of standards and viewings are highly recommended. Short Let by separate negotiation.



Tucked away in the heart of Notting Hill this gorgeous cobbled and almost hidden mews is located just off Blenheim Crescent, to the east of Ladbrooke Grove. A stone's throw from the famous Portobello market and the abundance of local shops, restaurants, boutiques and bars, this property benefits from the vibrant atmosphere of the area, whilst boasting a quiet and private situation.

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

#### MATERIAL INFO

**Deposit:** £21,000  
**Holding Deposit:** £3,500  
**Council Tax Band:** G (RBKC)



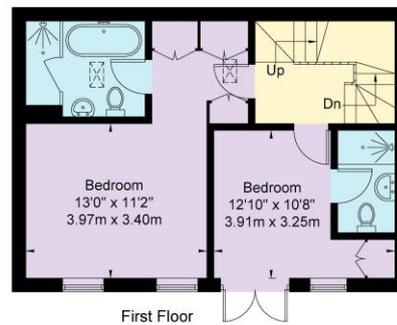
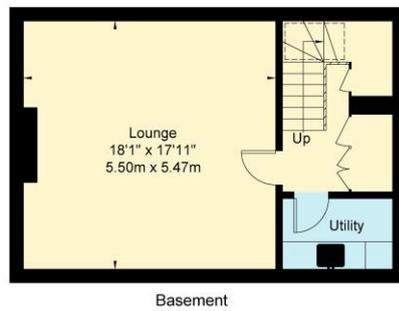
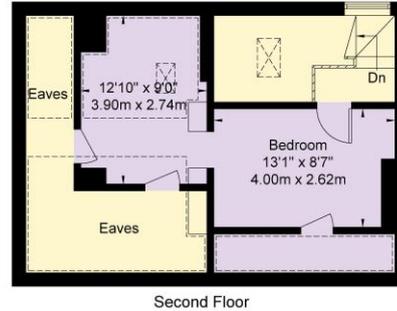
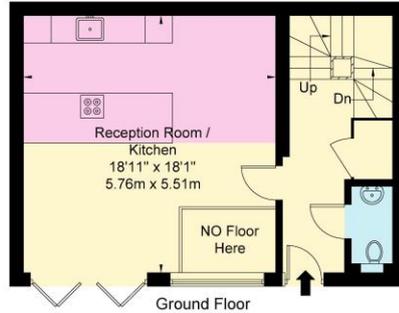


# Codrington Mews, W11 2EH

Approx. Gross Internal Area = 186 sq m / 2002 sq ft



 = Reduced headroom below 1.5m / 5'0"



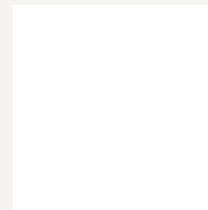
Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	87
	EU Directive 2002/91/EC		



<https://www.winkworth.co.uk/rent/property/NHS220212>

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.

Notting Hill Lettings

0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.