



LEDBURY MEWS NORTH, W11
£495,000 LEASEHOLD

THE PERFECT PIED A TERRE – A LOVELY OWN FRONT DOOR STUDIO IN THIS MOST DESIRABLE COBBLED MEWS LANE JUST OFF LEDBURY ROAD AND WESTBOURNE GROVE.

Notting Hill Sales | 0207 727 3227
178 Westbourne Grove, London, W11 2RH

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DESCRIPTION:

This charming studio flat is accessed via its own, glass panelled doors from a charming and quiet cobbled mews lane. Presented in excellent condition and making the most of the space available the flat is the perfect pied a terre. The accommodation comprises the main studio room, with room for a desk, sofa and dining table, the bed is built-in and easily folds down. There is a separate kitchen with built-in appliances and plenty of storage, a w.c. with double basin and a separate shower room.

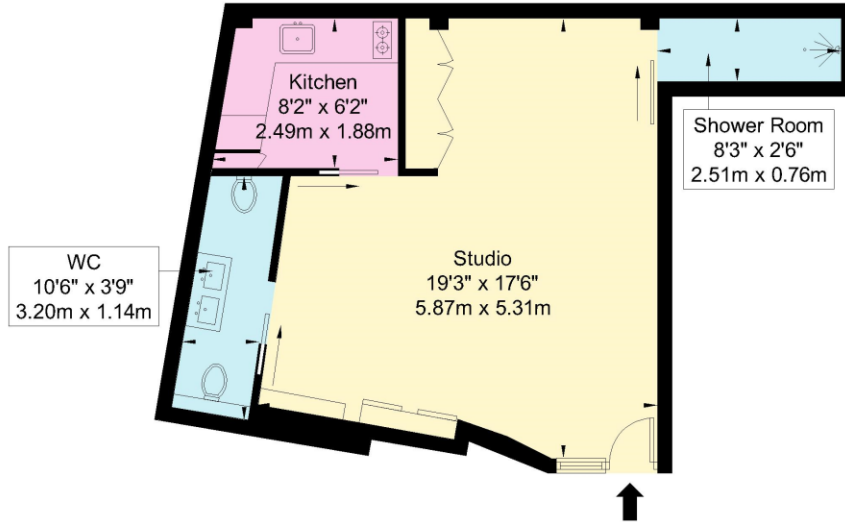
LOCATION:

Ledbury Mews North is an attractive, cobbled mews running east from Ledbury Road's southern end, literally round the corner from some of Notting Hill's most fashionable boutiques and restaurants and a short walk from the many transport connections of Notting Hill Gate



Ledbury Mews North, W11 2AF

Approx Gross Internal Area = 37.9 sq m / 408 sq ft



Ground Floor

Ref:

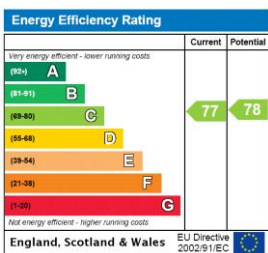
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**BLEU
PLAN**

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.

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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.



Ledbury Mews is a conservation area.

Utilities:

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

- Tenure:** Leasehold
 - Term:** 967 years remaining
 - Service Charge:** None (£230 per annum for contribution to building insurance).
 - Ground Rent:** None
 - Council Tax Band:** Band G (Royal Borough of Kensington and Chelsea)
- 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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