



Westbourne Grove Mews, W11

£1,100,000 *Leasehold*

2  1  2 

AN EXCEPTIONALLY BRIGHT, LOFT STYLE DUPLEX, 2-BEDROOM 2-BATHROOM APARTMENT IN THIS WONDERFUL POSITION JUST OFF PRIME WESTBOURNE GROVE.



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

This exceptionally bright, beautifully presented duplex loft apartment is discreetly set behind Westbourne Grove in the heart of Notting Hill. Accessed via a private front door at street level, the accommodation spans 784 sq. ft. across the first and second floors. There are two bedrooms on the first floor, including a spacious principal suite with a large en-suite bathroom, there is also an additional shower room. Upstairs, the top floor unfolds into a generous open-plan kitchen, dining, and reception area. Flooded with natural light from expansive Velux windows, this striking space feels both airy and inviting, with the windows opening fully to enhance the sense of volume and connection to the sky above.

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>

LOCATION

Westbourne Grove Mews is a cobbled mews, perfectly located at the heart of Notting Hill, right behind Westbourne Grove and just to the east of Ledbury Road. It is seconds from a host of boutiques, bars and restaurants and within easy walking distance from Notting Hill Gate's transport connections.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 105 year and 6 months
Service Charge: £2,600 per annum
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: E (RBKC)
EPC rating: D
Is the property listed: 2

Rights & Easements:
Does the property for any easements: 0
Does the property have public rights of way: 0
Does the property have restrictions: 0

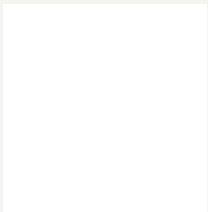
Flooding:
Has the property flooded in the last 5 years: 0
Does the property have flood defences: 0
Sources of flooding: 0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 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/NHS250194>

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.



WESTBOURNE GROVE MEWS, W11

APPROXIMATE GROSS INTERNAL AREA

782 Ft² - 72.63 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



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Winkworth

Notting Hill Sales

0207 727 3227 | 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.