



ST. LUKES MEWS, W11
£3,250,000 FREEHOLD

“THE SUBMARINER’S HOUSE” —A FLAWLESS FUSION OF LIGHT-FILLED INTERIORS AND MULTIFUNCTIONAL SPACES, ENHANCED BY UNDERSTATED, ELEGANT FINISHES—DELIVERS THE ULTIMATE NOTTING HILL PAD.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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DESCRIPTION:

This exceptional Mews House, located on the iconic cobbled Mews Lane in the heart of Notting Hill, has been fully reimaged by the current owner in collaboration with Jonathan Tuckey Design. The result is a light-filled, eco-conscious home that balances striking style with smart functionality.

Carefully considered spatial planning ensures each area serves multiple purposes. Natural light flows freely through strategically positioned windows and lightwells, while a screened concrete staircase and a dramatic double-height void link the spaces visually and acoustically, creating a sense of journey throughout the house.

The ground-floor kitchen and dining area, along with the first-floor sitting room, are connected by the open staircase. Purpose-built shelving subtly zones these communal areas into a sociable space and a tucked-away study at the rear. On the second floor, the principal suite features clever pocket doors that offer privacy when guests ascend to the spectacular roof terrace, yet allow the open-plan feel to return when desired. A large skylight above the bed invites stargazing, and a frosted glass wall between the shower and staircase diffuses southern light through the stairwell.

The limestone-clad en-suite bathroom is a showstopper, with an electric-glazed window above the bath that switches from opaque to clear at the touch of a button—transforming privacy into a skyward view on demand.

Descending to the lower ground floor, a staircase along the rear wall leads to an impressive six-metre-high corridor, lit from above by a high window. Two felt-lined, glass-partitioned rooms—primarily used as a gym and media room—feature a concealed pull-out bed and accordion doors, transforming them into a naturally lit guest suite. At the corridor's end, a stylish guest WC and shower room doubles as a steam room, topped by a glass box that channels light from above.

The home's palette is entirely bespoke, featuring Douglas Fir flooring, a striking concrete staircase, and polished plaster walls that reflect light, amplifying the brightness that pours through the stairwell windows.

LOCATION:

St. Luke's Mews is a coveted address in the heart of vibrant Notting Hill, offering rare seclusion on a peaceful lane just moments from Portobello Road. Residents enjoy immediate access to an array of acclaimed restaurants, boutiques, and transport links along Portobello, All Saints, Golborne Roads, as well as Westbourne Grove and Holland Park. After a day in the city, retreat to the calm of your private sanctuary. Ladbroke Grove Underground Station is a short walk away, and parking is available through the Kensington and Chelsea permit scheme.



St Lukes Mews, W11

APPROXIMATE GROSS INTERNAL AREA
1676 Ft² - 155.68 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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: RBKC

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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