



## St. Lukes Mews, W11

£1,846.15 per week (£8,000 pcm) *Furnished*

3  1  2 

A very charming and fantastically bright, three storey mews house in this highly sought after cobbled Mews in the heart of Notting Hill and all that the area has to offer.

### KEY FEATURES

- 3 Bedrooms
- 1 Reception Room
- 2 Bathroom
- Roof Terrace
- Residents Parking
- Furnished



**Notting Hill Lettings**

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

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A very charming and fantastically bright, three storey mews house in this highly sought after cobbled Mews in the heart of Notting Hill and all that the area has to offer.

The property comprises: Private entrance leading into spacious hallway - 2 double bedrooms and third study/single room on the ground floor with bathroom with large corner bath tub - Spiral staircase leads up to this fantastic open plan reception room with exposed beams, glass doors opening out to full width balcony – Large fully fitted semi open-plan kitchen and separate dining area - Top floor leads up to a very charming study area and staircase up to this fantastic, fully decked private roof terrace boasting fabulous roof top views – Top floor also consists of the very spacious master bedroom with super king bed, exposed beams – floor to ceiling fitted storage and en-suite bathroom.

The house has incredible light throughout and viewings highly recommended. Shorter Let by separate negotiation.



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. Westbourne Park Underground Station is a short walk away, and parking is available through the Kensington and Chelsea permit scheme.

## MATERIAL INFO

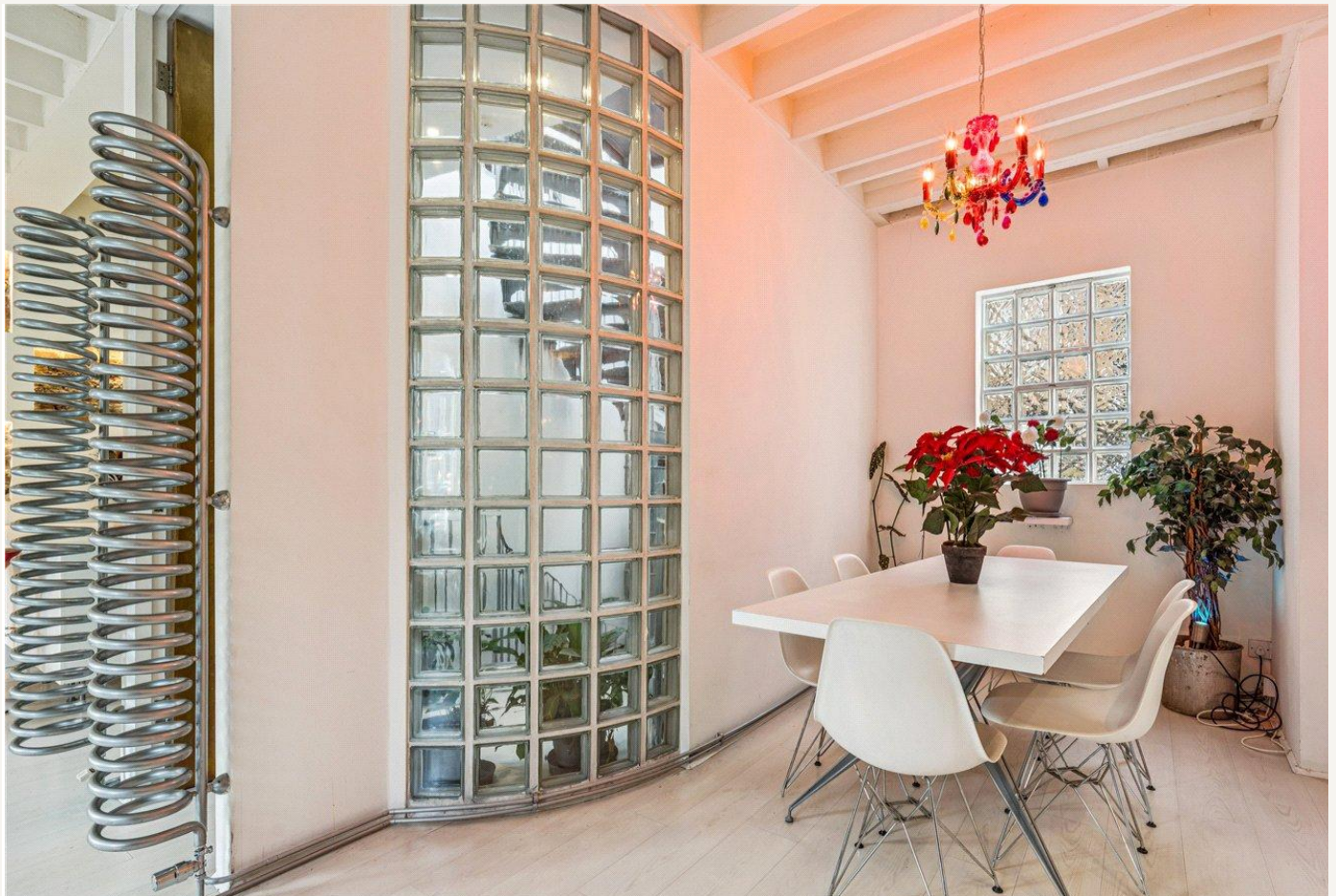
**Deposit:** £11,076

**Holding Deposit:** £1,846

**Council Tax Band:** F (RBKC)









# ST LUKES MEWS, W11

APPROXIMATE GROSS INTERNAL AREA

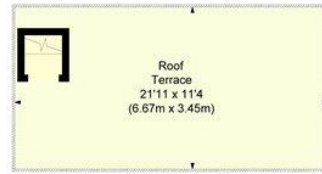
1494 Ft<sup>2</sup> - 138.82 M<sup>2</sup>

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.

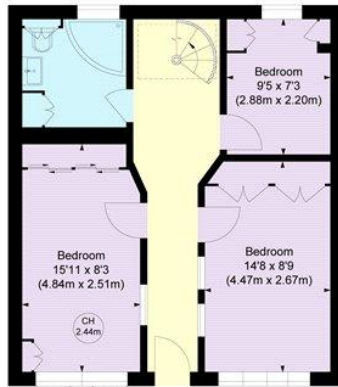
Key :  
CH - Ceiling Height



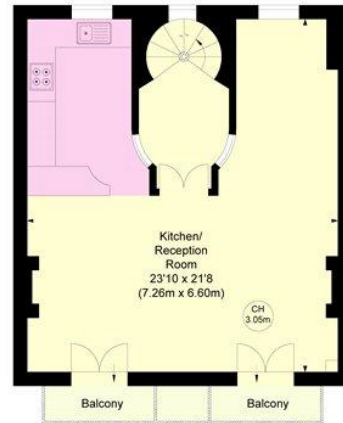
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

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

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

70 C

85 B

<https://www.winkworth.co.uk/rent/property/NHS260057>

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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