



## ST. LUKES MEWS, W11

£2,550,000 FREEHOLD

**48 ST LUKES MEWS IS A BEAUTIFUL, STRIKING AND GENEROUS NEWLY-BUILT HOUSE QUIETLY AND CONVENIENTLY SITUATED IN THE HEART OF NOTTING HILL, W11.**

**3 Bedrooms, 2 Reception Rooms, 3 Bathrooms, House, Terraced, Patio, Balcony, Off Street Parking, 1810 Approx Sq Ft**

**Winkworth**

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

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## DESCRIPTION:

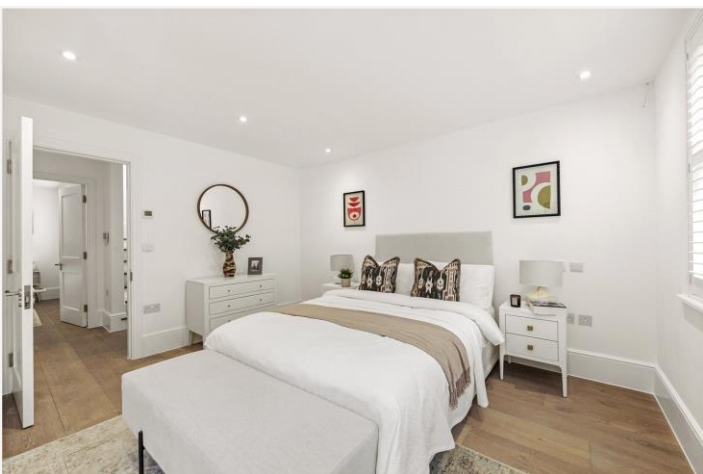
The property has been carefully designed and constructed with the greatest attention to detail, incorporating a wealth of luxury features that showcases this fabulous development as unique with Notting Hill. Set across four floors, accessible via a wonderful free-flowing curved staircase, the 3 double bedrooms are complemented by three washrooms fitted with Mandarin Stone tiling and a further guest w.c. with the first floor master suite enjoying double-opening doors and a Juliette balcony. A fabulous and bright top floor reception room benefits from its own private balcony and the large kitchen-breakfast room set on the lower floor has been impeccably designed and meticulously planned to afford every comfort and luxury in a seamless and subtle manner with Miele appliances, a stunning Rational kitchen, extensive work spaces, and a dining area. There is a private patio garden to the rear providing further private amenity space. Security has remained to the fore of this exclusive development with hardwired alarm systems fully installed and there is the added advantage of an integral garage adding further character and valuable floor space to this desirable and charming mews house.

## LOCATION:

St Lukes mews is an enviable address located in the heart of the highly sought after Notting Hill, yet enjoying seclusion on a quiet mews just off Portobello Road. Immediate benefits include excellent restaurants, shopping and transport facilities of Portobello, All Saints and Golborne Roads, Westbourne Grove and Holland Park, allowing you to return to your quiet sanctuary to relax at the end of the day. Ladbroke Grove underground station is close by and parking is part of the Kensington and Chelsea permit area.

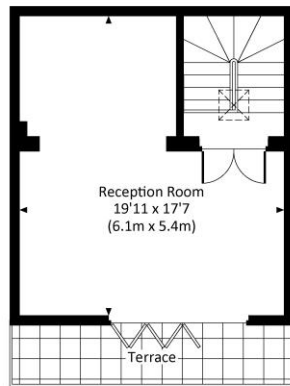
## LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band H)

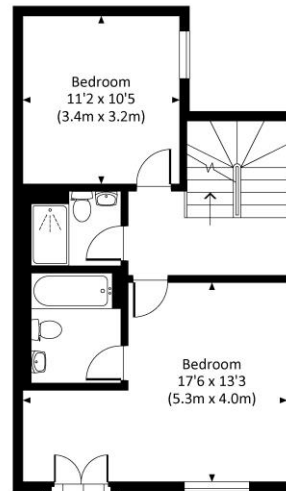


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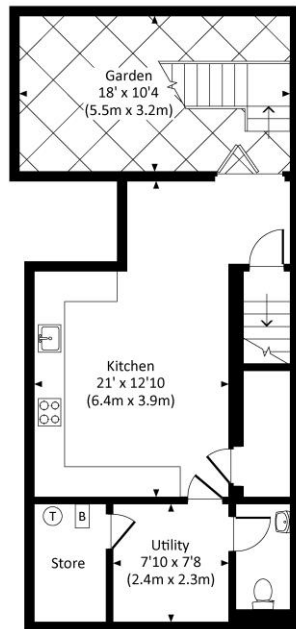
Approx. gross internal area  
1810 Sq Ft. / 168.1 Sq M.



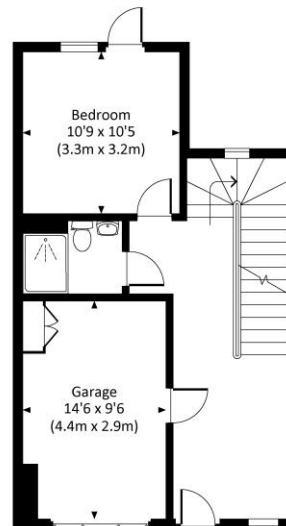
SECOND FLOOR



FIRST FLOOR



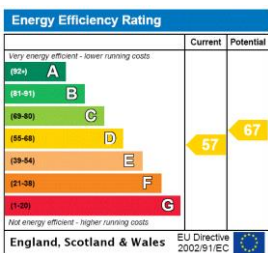
LOWER GROUND FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

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.



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