



## Chippenham Mews, W9

£1,400,000 *Freehold*

3  2  2 

Winkworth are delighted to offer this beautifully designed and spacious three-bedroom, two bathroom, freehold mews house, extending to approximately 1,498 sq. ft. quietly positioned within a charming cobbled mews in the heart of Maida Vale, W9, just moments away from the canals and cafés of Little Venice ready for immediate occupation. The house has been architecturally designed to create, on the ground floor a large open plan kitchen / family room and a separate utility room. There are stairs leading up to the first floor, which opens out onto a large attractive reception area, with three sets of French doors opening onto Juliette balconies overlooking the mews offering a wealth of natural light, there is a third bedroom located off the reception area and a separate cloakroom. The second floor consists of a principal bedroom suite with an ensuite shower room, a second double bedroom and a separate bathroom. Externally, the house retains the character and charm of a traditional London mews, with a yellow brick façade. Chippenham Mews offers a peaceful setting while being conveniently located for the amenities of Maida Vale, Little Venice and Notting Hill. Warwick Avenue and Westbourne Park stations are both approximately 0.6 miles away, while the well-known fashionable Portobello Road Market is less than a mile away.



**Winkworth Maida Vale**

020 7289 1692 | [maidavale@winkworth.co.uk](mailto:maidavale@winkworth.co.uk)

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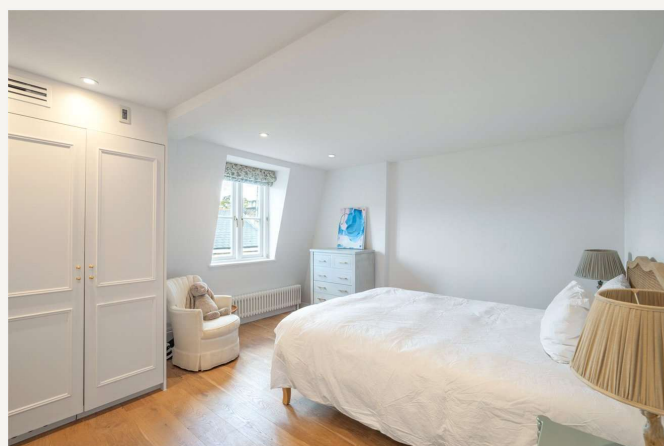
## KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Third Bedroom
- Large Open Plan Kitchen
- Separate Utility Room
- Large Reception Area
- Juliette Balconies
- Cloakroom
- Freehold



## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** C





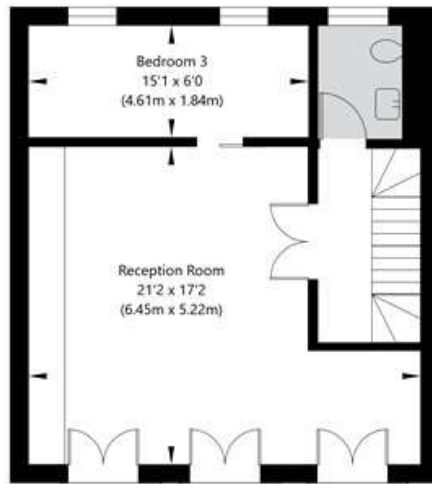
| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 84 <b>B</b> |
| 69-80 | <b>C</b>      | 75 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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

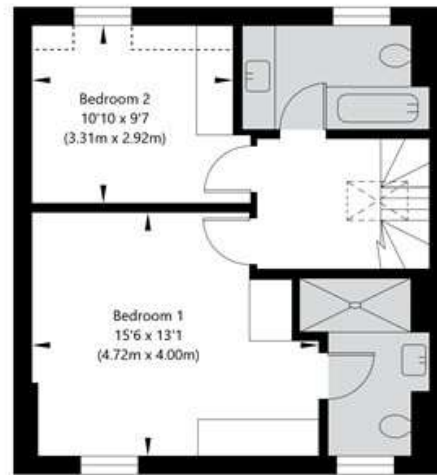


<https://www.winkworth.co.uk/sale/property/MDV260078>

## Chippenham Mews, London, W9 2AW



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 46.5 SQ M / 501 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 46.24 SQ M / 498 SQ FT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 46.33 SQ M / 499 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 139.07 SQ M / 1498 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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