



## Colville Mews, W11

£2,349,000 *Freehold*



A fantastic opportunity to acquire this fabulous three storey mews house tucked away in one of the area's most sought after locations in the heart of Notting Hill.

### KEY FEATURES

- Exceptional three-storey mews house in prime Notting Hill.
- Principal bedroom with walk-in wardrobe and marble en-suite bathroom
- Loft-style reception with double-height ceilings and working fireplace
- Open-plan kitchen with double oven and mezzanine study area
- Two double bedrooms, utility room, and air filtration system



Notting Hill Sales

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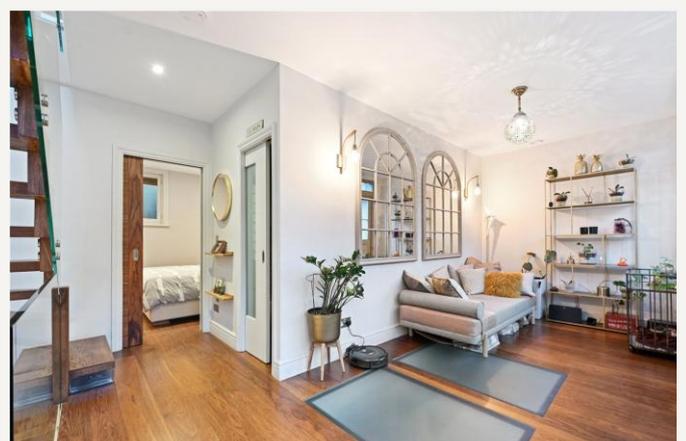


An exceptional opportunity to acquire this superb three-storey mews house, discreetly positioned in one of Notting Hill's most desirable addresses. The property features a private entrance leading to a hallway with bifold doors, a guest cloakroom, and access to an immaculate principal bedroom complete with floor-to-ceiling built-in storage, a walk-in wardrobe, and a beautifully appointed marble ensuite bathroom with separate walk-in shower and bathtub, all finished to an outstanding standard.

Upstairs, the top floor opens into a striking loft-style reception area with double-height ceilings, abundant natural light, and a working fireplace. The fully fitted open-plan kitchen includes a double oven, while a dedicated study area sits on a mezzanine level accessed via a loft-style ladder.

The lower ground floor offers two additional double bedrooms, quietly situated and served by an air filtration system, along with a spacious hallway and a separate utility room.

Colville Mews is an ideal Notting Hill location - a peaceful cobbled mews tucked in behind the most fashionable stretch of Westbourne Grove with many of Notting Hill's most fashionable boutiques and restaurants a short stroll away.



## MATERIAL INFORMATION

**Tenure:** Freehold

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

**EPC rating:** C

**Is the property listed:** Property is not listed

### Utilities:

**Electricity – Mains**

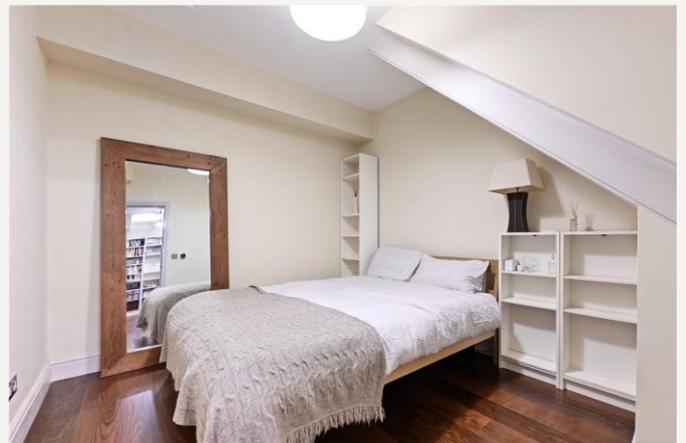
**Water – Mains**

**Sewerage – Mains**

**Heating – Gas**

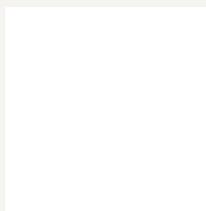
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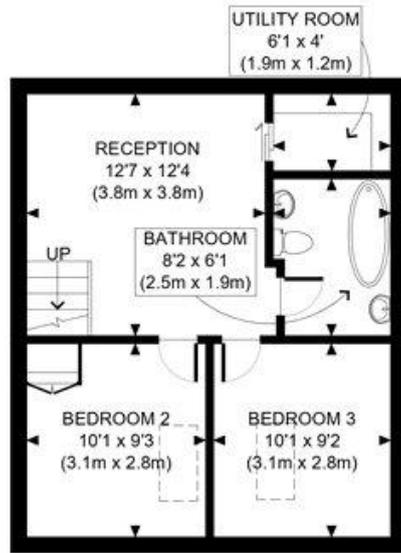
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

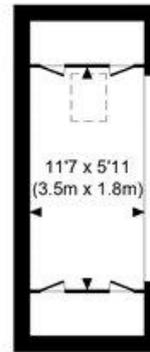


<https://www.winkworth.co.uk/sale/property/NHS250117>

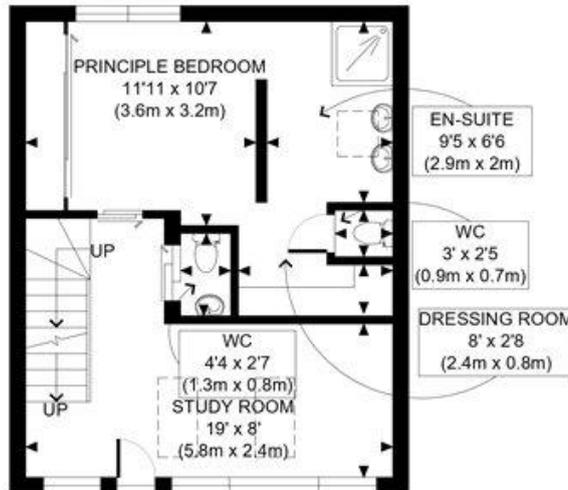
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



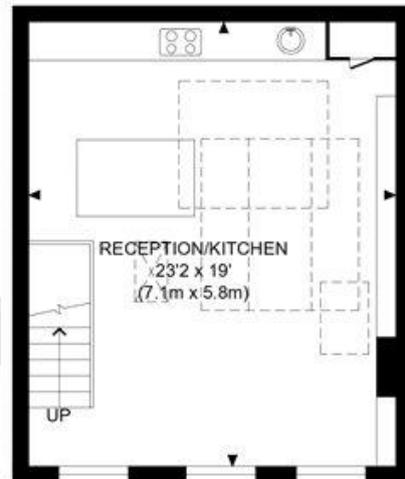
LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 435 SQ FT



MEZZANINE  
GROSS INTERNAL  
FLOOR AREA 97 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 451 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 440 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1423 SQ FT/ 132 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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