



## POTTERY LANE, W11

£1,800,000 SHARE OF FREEHOLD (961 YEARS REMAINING)

A VERY PRETTY TWO BEDROOM MEWS HOUSE SITUATED ON THIS MUCH SOUGHT AFTER MEWS LANE IN THE HEART OF HOLLAND PARK AND NOTTING HILL.

2 Bedrooms, 2 Reception Rooms, 2 Bathrooms, House,  
1225 Approx Sq Ft

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## DESCRIPTION:

This wonderfully charming Mews House, is situated at the Northern end of Pottery Lane with a lovely vista over St Francis of Assisi Church and moment from Clarendon Cross. The accommodation extends to 1,225sq.ft which is spread over three stories. Entered on the ground floor, a hallway leads to the large kitchen and dining room with antique parquet floor and fitted kitchen. On the first floor is a large drawing room which spans the width of the building and a large bathroom. Both bedrooms are situated on the second floor, with the main bedroom benefitting from a large ensuite bathroom. Large windows on all floors flood the house with light throughout the day.

## LOCATION:

Pottery Lane is located ideally between Princedale Road and Portland Road, with the famous Clarendon Cross just a short stroll. Ideally situated in between Holland Park and Notting Hill, you are just moments away from the local shops restaurants and amenities of Holland Park Avenue and Westbourne Grove. Avondale Park is located at the top of the lane, while Holland Park and Kensington Gardens are within easy reach. Tube stops are located at Holland Park (Central Line) and Notting Hill Gate (Central, District and Circle).

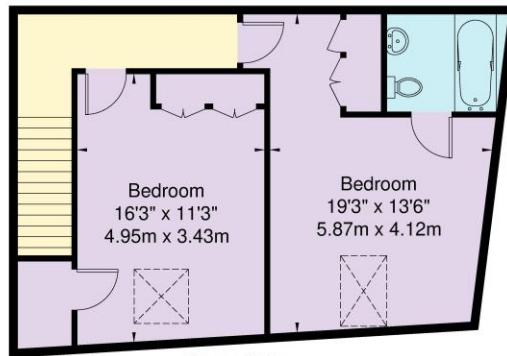
## LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band G)

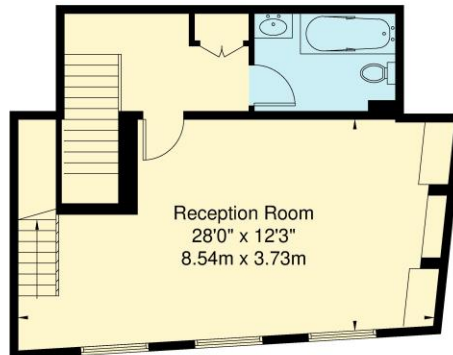


# Pottery Lane W11 4NA

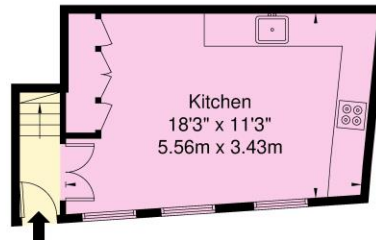
Approx. Gross Internal Area = 113.8 sq m / 1225 sq ft



Second Floor



First Floor



Ground Floor

Ref

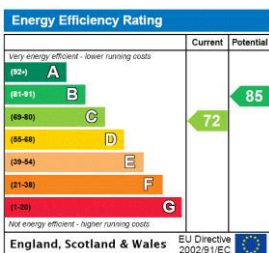
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**BLEU  
PLAN**

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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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