



RUSTON MEWS, LONDON, W11
£1,450,000 FREEHOLD

Winkworth



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Set within a quiet gated enclave just moments from the heart of Notting Hill, this contemporary three-bedroom mews house offers stylish, well-considered living arranged over three impressive floors, complete with a private terrace.

Positioned on the peaceful Ruston Mews, the property blends modern design with practical family living. The top floor is dedicated to an exceptional open-plan kitchen and reception space, flooded with natural light via skylights and expansive bi-folding doors that open directly onto a decked private terrace—perfect for entertaining or relaxed evenings at home. The kitchen is finished to a high standard, featuring integrated appliances, crisp white marble worktops, and a central island with breakfast bar.

The first floor is devoted entirely to a luxurious principal suite. A striking Crittall-style glass partition subtly separates the sleeping area from a versatile sitting or dressing space. Bespoke wardrobes, elegant oak flooring, and a beautifully appointed en-suite bathroom complete the level, with underfloor heating, a freestanding bath, and a walk-in rainfall shower.



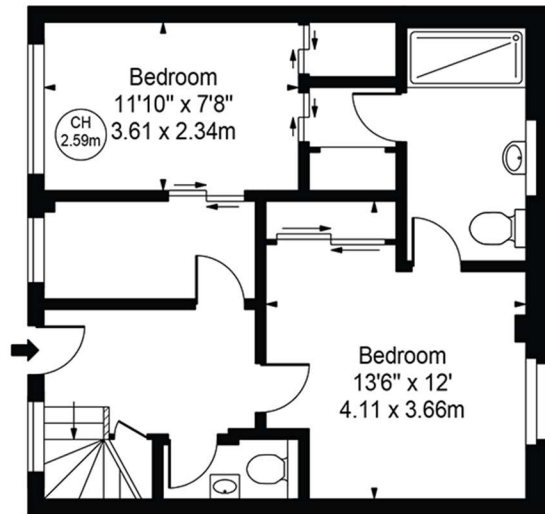
On the ground floor, two further well-proportioned double bedrooms benefit from built-in storage and are served by a sleek modern shower room. A separate study provides an ideal home-working space or additional flexibility.

Ideally located, Ruston Mews is moments from the boutiques, cafés, and restaurants that define Notting Hill living. Portobello Road Market (0.3 miles) and Golborne Road (0.5 miles) are close at hand, while excellent transport links are available via Ladbroke Grove Station (0.2 miles), providing swift access across London.

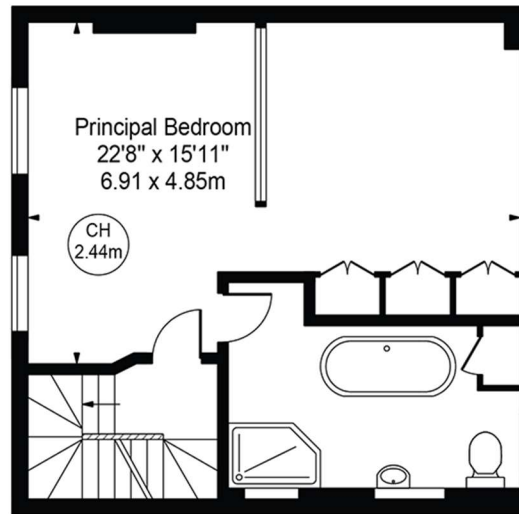


Ruston Mews

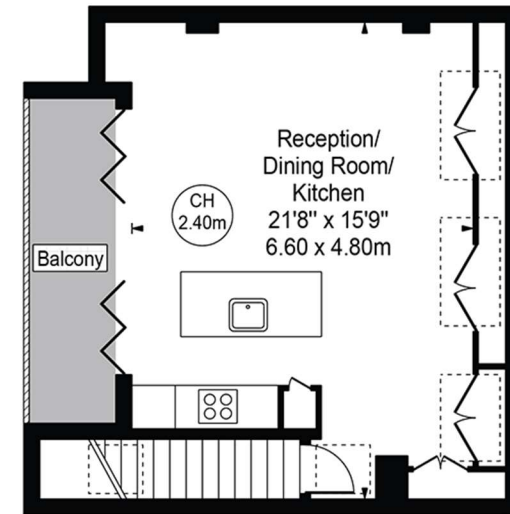
Approx. Gross Internal Area 1387 Sq Ft - 128.86 Sq M



Ground Floor
(491 Sq Ft - 45.62 Sq M)



First Floor
(498 Sq Ft - 46.27 Sq M)



Second Floor
(398 Sq Ft - 36.98 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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