



TRINITY MEWS, W10
OFFERS OVER £1,000,000 FREEHOLD

Winkworth



TRINITY MEWS, W10

Tucked away behind an impressive gated entrance on one of North Kensington's most sought-after streets, Trinity Mews is a beautifully converted former stable arranged around a charming cobbled courtyard.

Offering spacious and characterful accommodation over three floors, the house has been cleverly designed with an inverted layout. The entire first floor is dedicated to a fabulous open-plan reception, dining and kitchen space, enhanced by soaring ceilings, solid wooden flooring and an abundance of natural light from its dual-aspect windows. The contemporary kitchen is fully integrated with excellent storage, while French doors lead from the reception area onto a private terrace overlooking the picturesque mews below. Two well-proportioned, south-west-facing bedrooms are positioned on the ground floor, together with a modern family bathroom. The principal bedroom occupies the top floor, creating a peaceful and private retreat with its own en suite shower room. A particularly rare benefit for the area is the property's private parking space. Residents may also be eligible to apply for an RBKC residents' parking permit, providing parking access throughout the borough, subject to the usual terms and conditions.

Trinity Mews is quietly positioned just off Cambridge Gardens, within easy walking distance of the boutiques, cafés and restaurants of Golborne Road and the world-famous Portobello Road. The fashionable shops and eateries of Westbourne Grove are also close by, while Westfield London offers an extensive choice of retail and leisure facilities. Latimer Road Underground Station is approximately five minutes away, with Ladbrooke Grove Underground Station around seven minutes away, both providing access to the Circle and Hammersmith & City lines.

Freehold

Communal Service Expenses: approx. £1200 per year



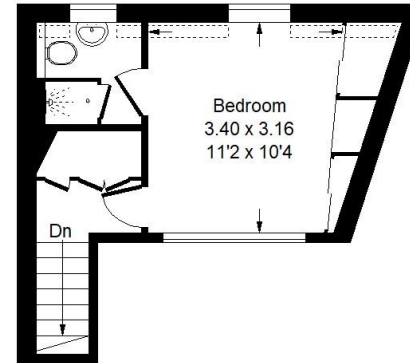


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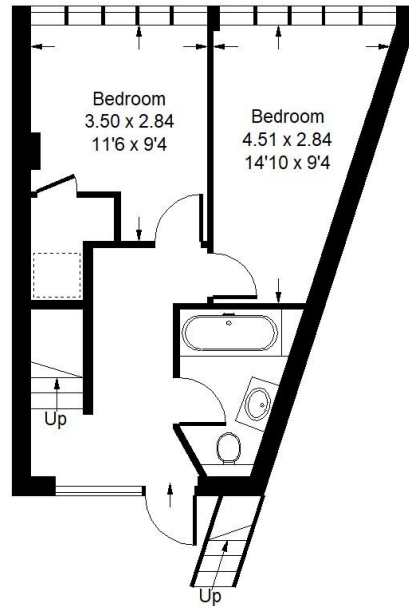
Approx. Gross Internal Area
88.5 sq m / 952 sq ft
(Including Mezzanine)



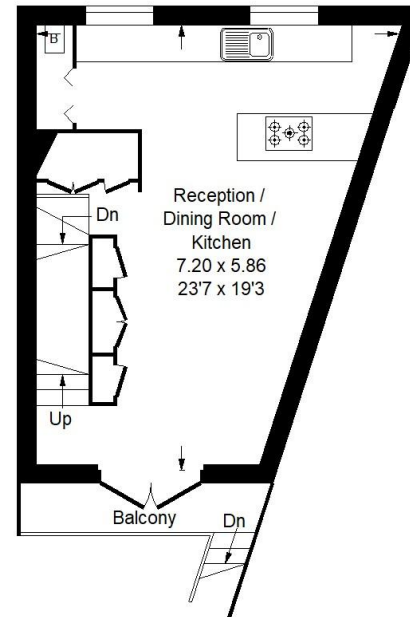
 = Reduced headroom
below 1.5 m / 5'0"



Mezzanine



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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