



Pembridge Mews, W11

£3,250 per week (£14,083.33 pcm) *Furnished*



A superbly renovated and contemporary three-bedroom mews house in one of the most desirable mews within Notting Hill.

KEY FEATURES

- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Terraced House
- Period Features



Notting Hill Lettings

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...





This incredible Mews House, arranged over three floors, has been completely reimagined and reconfigured to provide a light, bright, free flowing space. This meticulous and luxury home offers a fantastic ground floor reception room, bright and loft like, with bi-folding doors opening on the courtyard garden. The lower ground offers a sleek open plan kitchen, dining space and seating area with bi-folding doors onto a feature terrace area. There is also a separate cloakroom and plant room on this floor. There are two double bedrooms on the first floor, vaulted and both with en-suites, and an additional bedroom / study, also with en-suite, on the ground floor. The property is offered on a furnished basis and viewings are highly recommended.

Shorter let by separate negotiation.

Pembridge Mews is a pretty, cobbled mews, ideally located between Chepstow Crescent and Pembridge Crescent, placing it a very short walk from both the amenities and transport links of Notting Hill Gate and the boutiques, delis and restaurants of Westbourne Grove. The mews is also a cul de sac, making it a very peaceful location, in spite of its immensely convenient position.

Utilities:
 Electricity – Mains
 Water – Mains
 Sewerage – Mains
 Heating – Gas
 Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
[gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

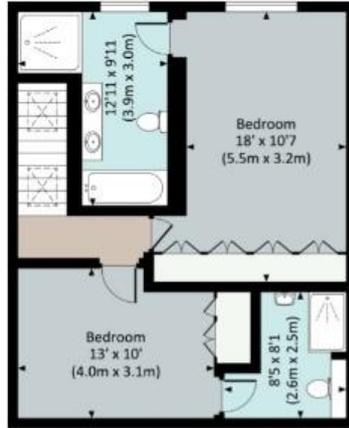


MATERIAL INFO

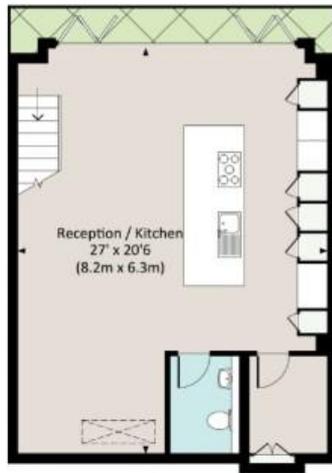
Deposit: £19,500
Holding Deposit: £3,250
Council Tax Band: G (RBKC)

PEMBRIDGE MEWS, W11

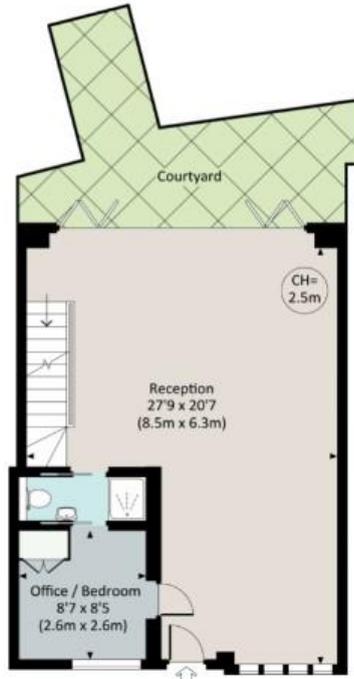
Approx. gross internal area
1731 Sq Ft. / 160.8 Sq M.



FIRST FLOOR



LOWER GROUND FLOOR



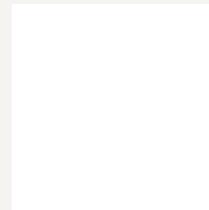
GROUND FLOOR



All measurements have been made in accordance withRICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Downing Design shall not be liable for any reliance on these measurements. © 2019 www.downingdesign.com 020 7630 9933

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/rent/property/NHS230241>

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.

Notting Hill Lettings

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.