



RUSSELL SIMPSON

Newly refurbished mews house (with
tenant in situ).

ST LUKE'S MEWS
NOTTING HILL W11

St Luke's Mews

Sold

BEDROOMS 2	INTERNAL 1,183 SQ FT 109 SQM	OUTDOOR —	COUNCIL TAX NHL
BATHROOMS 2		EPC D	TENURE Freehold



The Property

This mews house has recently been completely reconfigured and designed to maximise on the space and light to create a superb home in Notting Hill.

Uniquely for a mews house, it has a south facing garden to the rear accessed through bi-folding doors from the kitchen. This creates a fantastic entertaining space including a large dining area and reception space to the front. Upstairs is a separate study and additional living space leading onto the balcony at the front of the house. The master bedroom on the first floor is well designed with a walk in wardrobe and ensuite bathroom, whilst the second bedroom upstairs also has an ensuite shower and plenty of storage. The light in the property is spectacular, with vaulted ceilings, skylights and full width windows giving a light and airy feel throughout. This house has been refurbished to a high standard with underfloor heating, solid wood flooring, quality fixtures and fittings and attention to detail throughout.

St Luke's Mews is very well located just off All Saints Road and close to Portobello Road, Westbourne Grove and the plentiful shops, restaurants and transport options of the area.



St Lukes Mews, W11

Gross internal area (approx.)

110 Sq m (1183 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

**RUSSELL
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