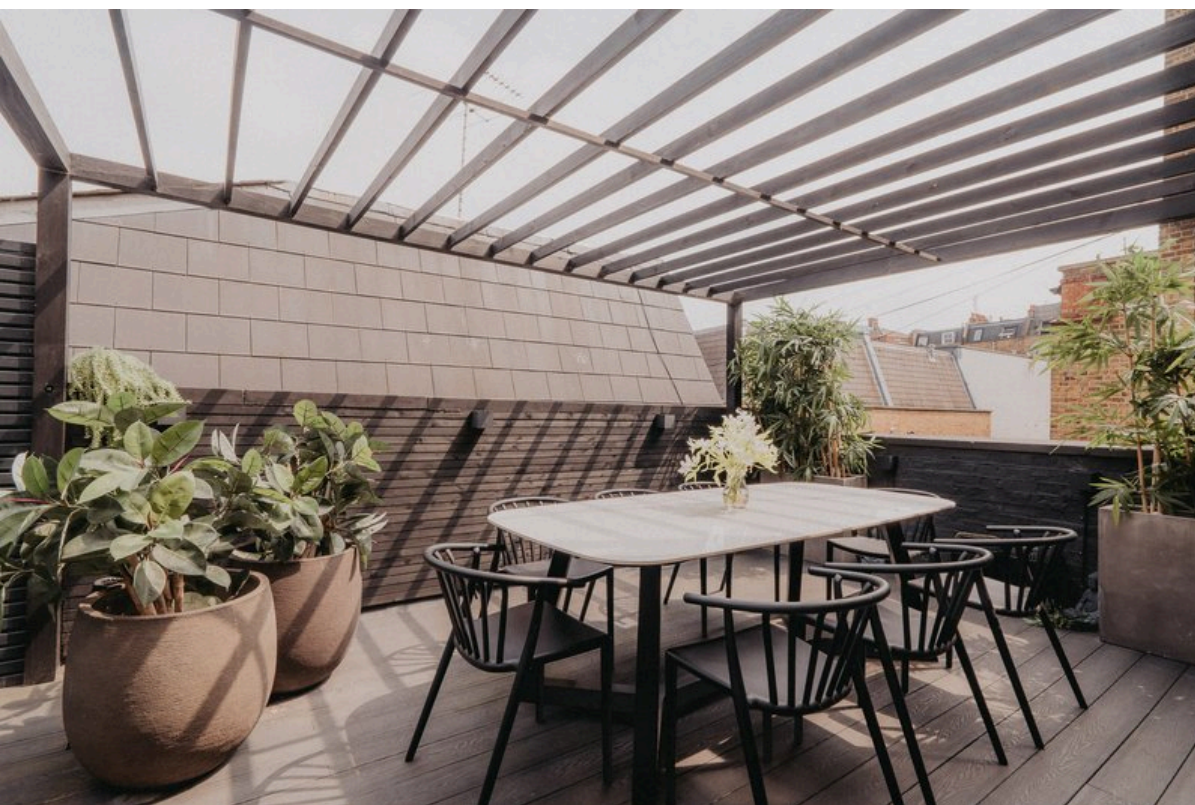




RUSSELL SIMPSON

Sophisticated two-bedroom Notting
Hill flat with exceptional roof
terrace and spectacular views to rent

DUNWORTH MEWS
NOTTING HILL W11

Dunworth Mews

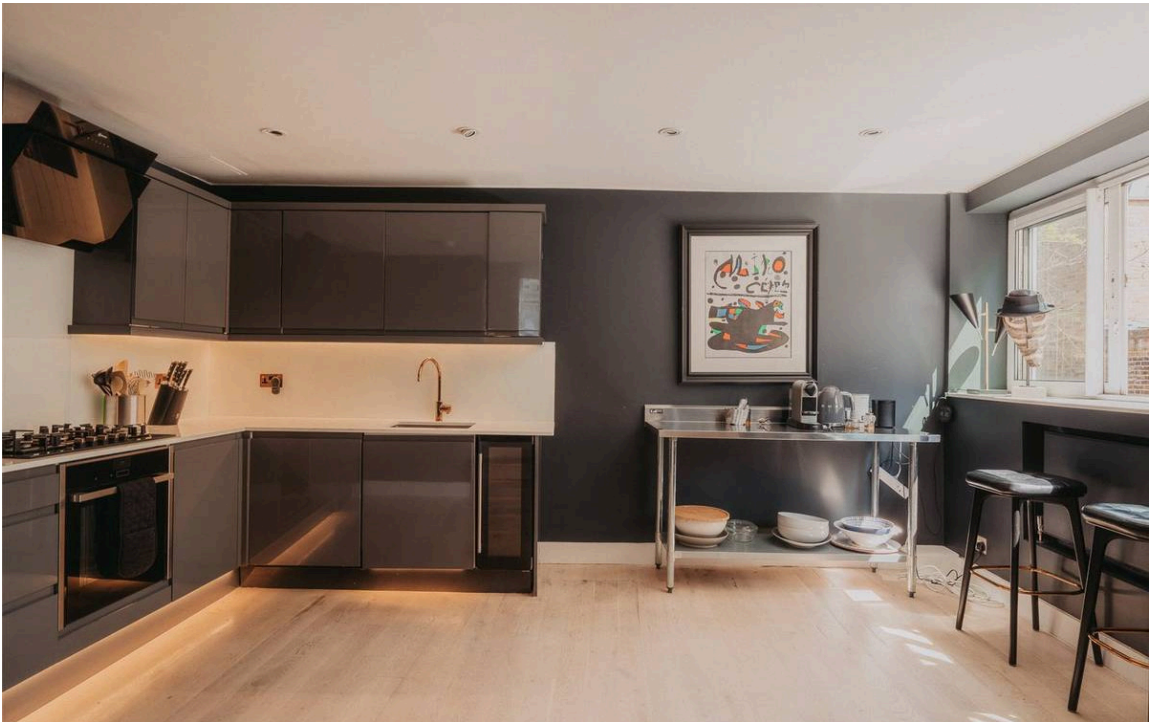
£2,950 _{P/W}

BEDROOMS 2	INTERNAL 1,141 _{SQ FT} 106 _{SQM}	OUTDOOR 689 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC E	COUNCIL TAX RBKC, F



The Property

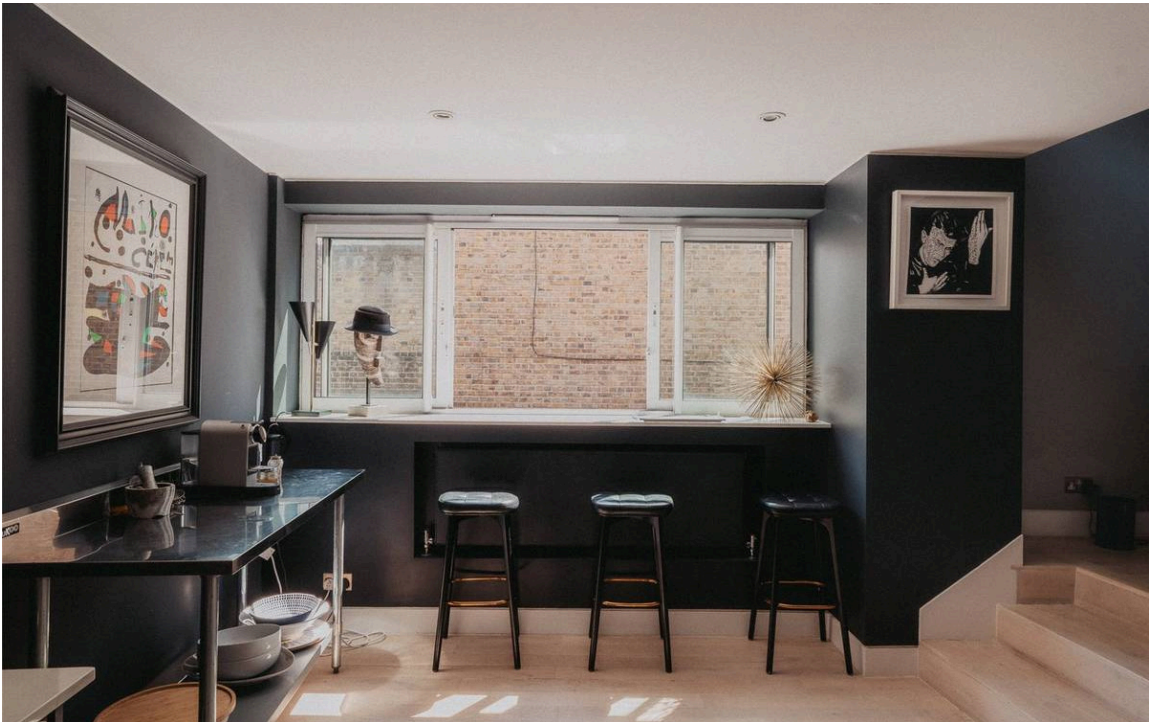
Spacious and stylish duplex off the Portobello Road with contemporary interiors and two terraces



Indoor Spaces

Entering the flat on the first floor, the front door opens directly onto a generous reception room. This includes a seating area, a dining area, and an open-plan kitchen with fitted units and a breakfast bar. High ceilings, south-facing windows and glazing on the second-floor terrace flood the seating area with light throughout the day.

img 1	Kitchen
img 2	Breakfast Bar

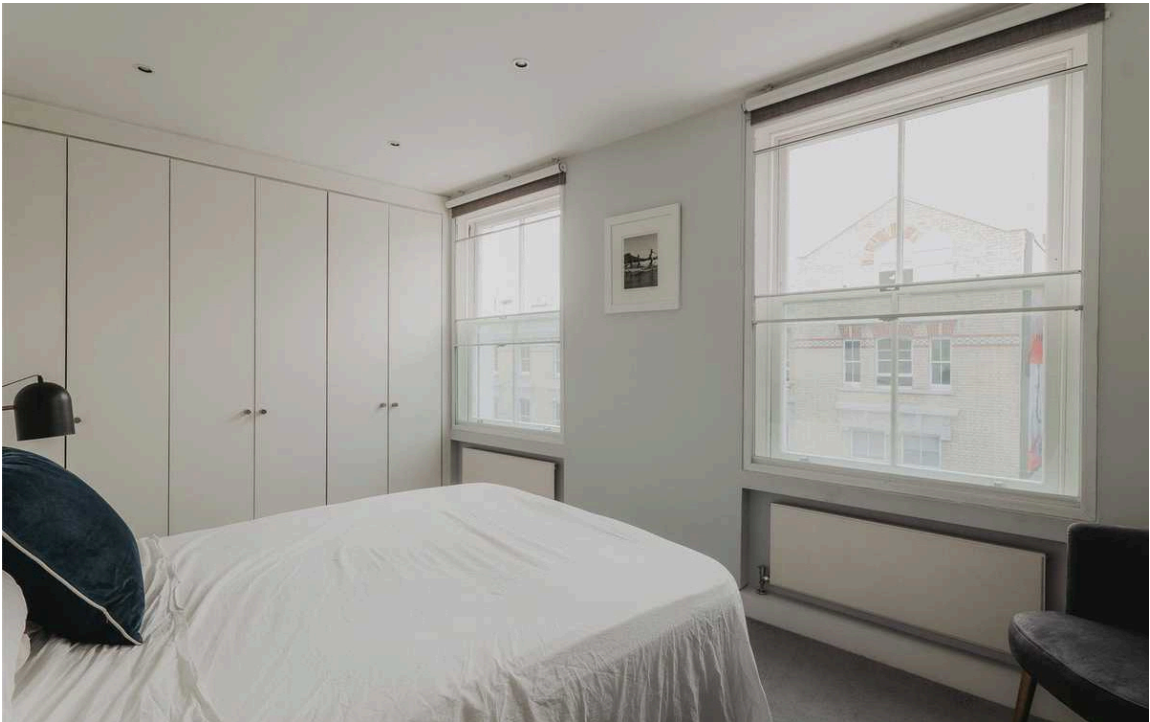




The Bedrooms

The second floor features a pair of bedrooms. The principal bedroom has an ensuite bathroom and inbuilt wardrobes. The second bedrooms has an ensuite shower room and a shared WC, as well as further storage space.

img 1	Principal Bedroom
img 2	Bedroom





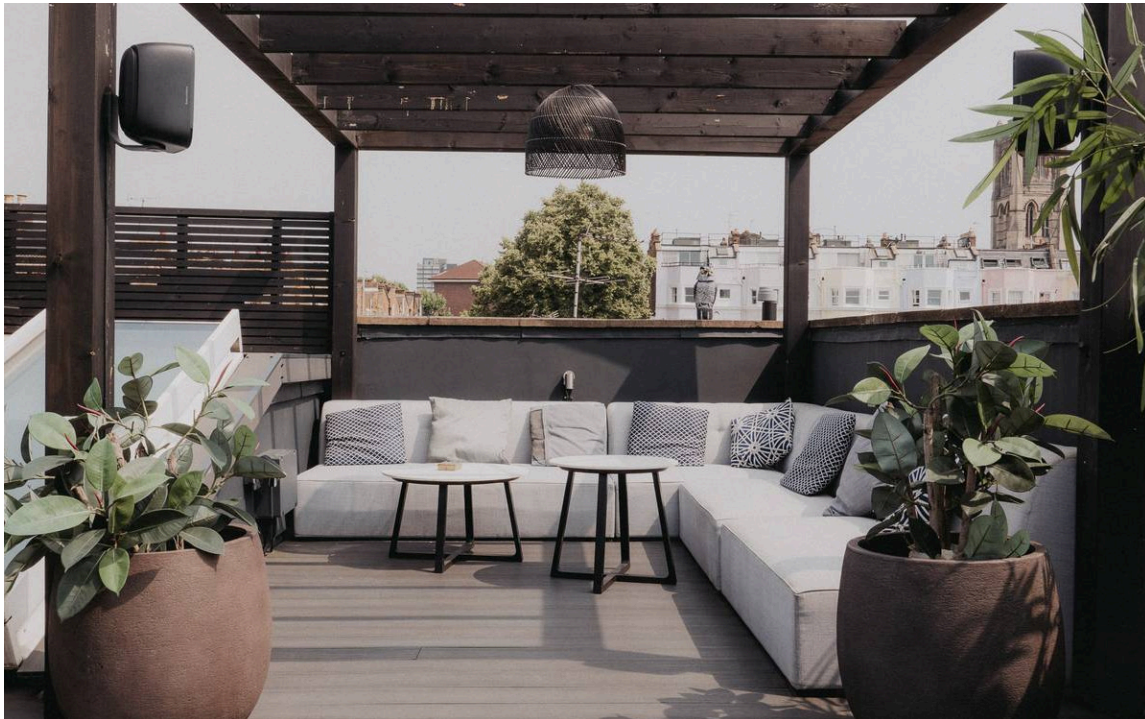
The Design

The flat has been recently refurbished and is presented in excellent condition. Wooden floors and a contemporary design give the property a sleek and sophisticated feel.



Outdoor Spaces

The flat includes an exceptional terrace occupying the entire roof of the building. This includes wooden decking, a shaded seating area and an open sunbathing area, as well as spectacular views down the Portobello Road. There is also a first-floor terrace with space for outdoor dining.





The Neighbourhood

Dunworth Mews is a charming cobbled street running parallel to Portobello Road. From here, the celebrated shops, bars and restaurants of Notting Hill are close. In addition, Ladbroke Grove and Notting Hill Gate are both within walking distance.

Dunworth Mews, W11

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Approximate Internal Area

1,141sq ft/ 106 sq m

Including limited use area

9 sq ft/ 1 sq m

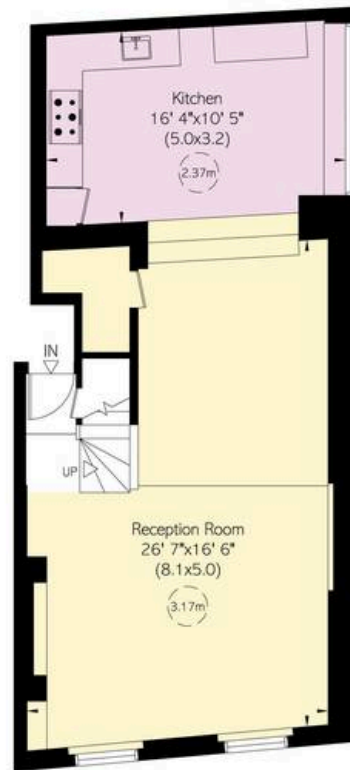
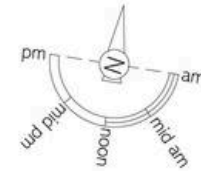
Outside Area

690 sq ft/ 64 sq m

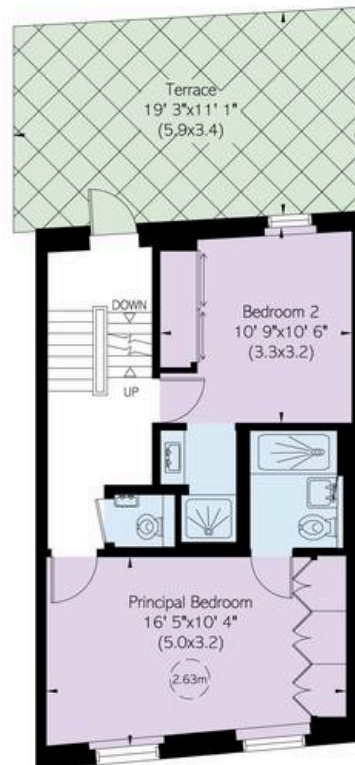
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m



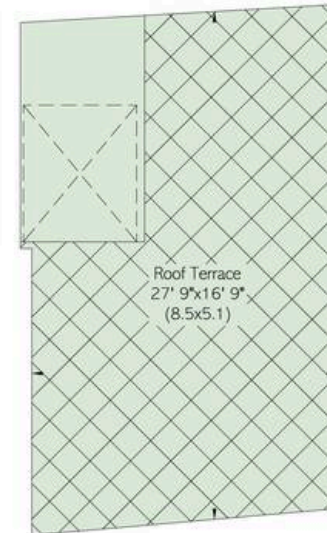
First Floor



Second Floor



To Roof
Terrace



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk