



# Kensington Park Mews, W11

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

External



# Kensington Park Mews, W11

Unfurnished

£2,500 PW

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Refurbished impeccably throughout, this large three bedroom mews house offers fantastic family living.

Located in the heart of Notting Hill the house provides ample natural light throughout with an open plan kitchen/living space on the ground floor, followed by large additional reception room downstairs. The first floor offers two large double bedrooms and family bathroom. The master bedroom, on the top floor has plenty of storage and access to a private roof terrace.

## LOCATION

Kensington Park Mews is ideally situated for the eclectic mix of boutiques and eateries around Notting Hill including the world famous Portobello Road and Westbourne Grove.



First Floor

Ground Floor







Ground Floor

Ground Floor



FEATURES

Three Bedrooms	Lots Of Storage
Three Bathrooms	Roof Terrace
Two Reception Rooms	Gated Mews

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	G
Deposit Amount	£15,000.00

NEAREST TUBE STATIONS

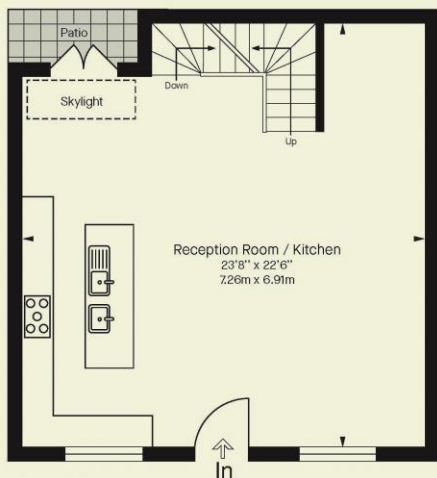
Notting Hill Gate (Central, District and Circle Line)

# Kensington Mews

Approx. Gross internal Floor Area 1847 Ft<sup>2</sup> - 563 Mt<sup>2</sup>

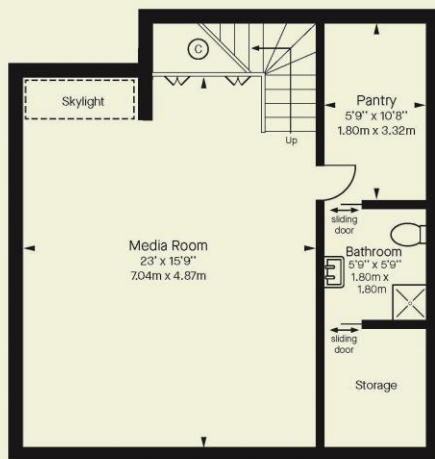
Floor plans are for illustrative purposes only and not to scale.

Compliant with RICS code of measuring practice



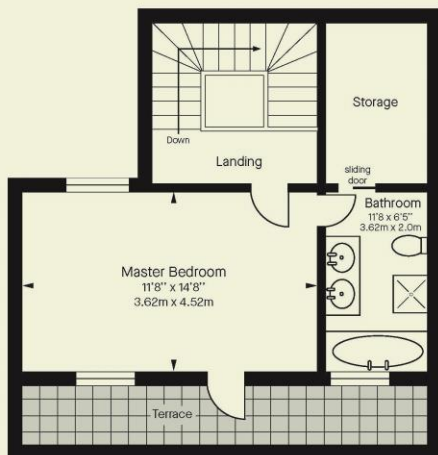
Ground Floor

Gross Internal Floor Area (Including Patio) 537 Ft<sup>2</sup> - 49.8 M<sup>2</sup>



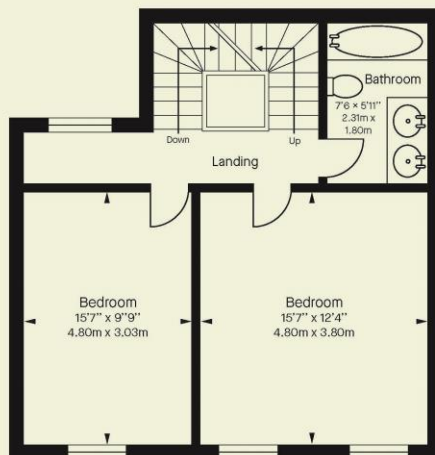
Lower Ground Floor

Gross Internal Floor Area 501.4 Ft<sup>2</sup> - 46.6 M<sup>2</sup>



Second Floor

Gross Internal Floor Area 371 Ft<sup>2</sup> - 34.5 M<sup>2</sup>



First Floor

Gross Internal Floor Area 458 Ft<sup>2</sup> - 42.5 M<sup>2</sup>

Notting Hill  
8 Ladbroke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.