



# Octavia Mews, W9

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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sales@lurotbrand.co.uk



Ground Floor

Ground Floor



# Octavia Mews, W9

Freehold

£1,100,000 STC

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## Superb four bedroom family home in a private mews with a garden.

Set within a secure, gated mews with off-street covered parking, this modern mews house offers functional space with an abundance of natural light. Double doors lead out to the garden from the open-plan kitchen/living space on the ground floor. On the first floor there are three double bedrooms, a family bathroom and a private balcony and on the second floor is the principal bedroom and bathroom. This house has plenty to offer and makes an excellent family home.

### LOCATION

The location provides easy access to Notting Hill, Little Venice and Queen's Park. There are fantastic weekend markets at both Maida Hill and Salisbury Road. The beautiful Goldborne Road is a short stroll away, just over the canal, whilst Clifton Nurseries and Formosa Street are also nearby, offering an abundance of excellent dining spots.





Garden

First Floor





First Floor

Second Floor



## FEATURES

Kitchen/Reception Room

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Balcony

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Four Bedrooms

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W/C

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Two Bathrooms

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Covered Parking

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Patio

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## OTHER USEFUL INFORMATION

EPC

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C

Council Tax Band

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G

## NEAREST TUBE STATIONS

Westbourne Park (Circle and Hammersmith & City lines) &

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Warwick Avenue (Bakerloo line) & Queen's Park (Overground)

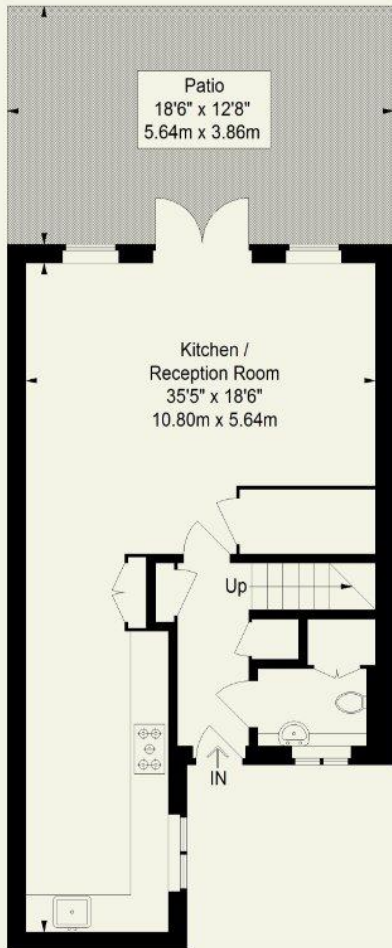
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# Octavia Mews, W9

Approximate Gross Internal Area (Excluding Void)

1372 FT<sup>2</sup> - 127.5 M

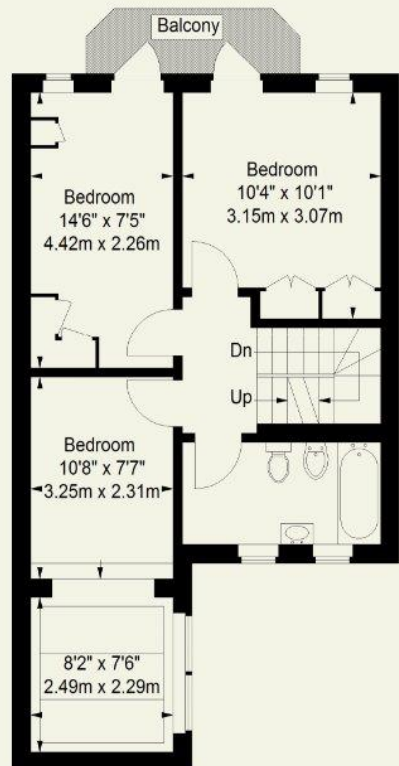
Reduced Headroom = 65 FT<sup>2</sup> - 6.0 M



Ground Floor



Second Floor



First Floor



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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