



THE AURIA

NOTTING HILL

The Mews Houses



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*The mews collection at The Auria presents
11 stylish houses in a charming street setting and
forms the second set of mews houses created within
the wider development.*

*Designed by internationally-acclaimed architects,
Conran and Partners, each mews home features
3 spacious bedrooms, flexible open-plan kitchen and
living space and an elegantly finished bathroom
and en suite. A rooftop terrace and attractive courtyard
garden provides highly-valued private outdoor space.*

*The Auria forms the next exciting phase in the journey
at Portobello Square, the multi-award-winning
development in fashionable Notting Hill.*

Portobello
Square



← The row of 11 stylish houses is located on Murchison Mews.

Computer Generated Image (CGI) is indicative only.
All new names for roads and buildings in phase 2B are subject to change.



Mews style living in London

The mews homes at The Auria reflect the style of the fashionable mews properties typically found in London's more exclusive neighbourhoods.

These residential hidden gems have come a long way from their humble origins as stables and servant accommodation behind the grand houses of London's Georgian and Victorian gentry. They are now much-admired and highly sought-after properties in their own right.

Notting Hill is renowned for its period mews houses, all offering their own unique and captivating charm – some are set along picturesque cobblestone streets while others are loved for their striking painted exteriors in rainbow shades. Many of the area's mews streets have also been immortalised in film. St Luke's Mews was where Keira Knightley's character lived in the romantic comedy *Love Actually*, and the setting for the scene when her husband's best friend professes his love for her.

↑ St Luke's Mews,
as seen in the film
Love Actually

“Inspired by some of Notting Hill's most attractive streets, like nearby St Luke's Mews. The mews homes at The Auria create a setting which will encourage future owners to bring their own personality and identity to the homes, helping to foster a real sense of community.”

Victoria Whenray,
Partner at Conran and Partners



↑ Holland Park Mews
← Munro Mews, Portobello Square
↓ Holland Park Mews

Good to know

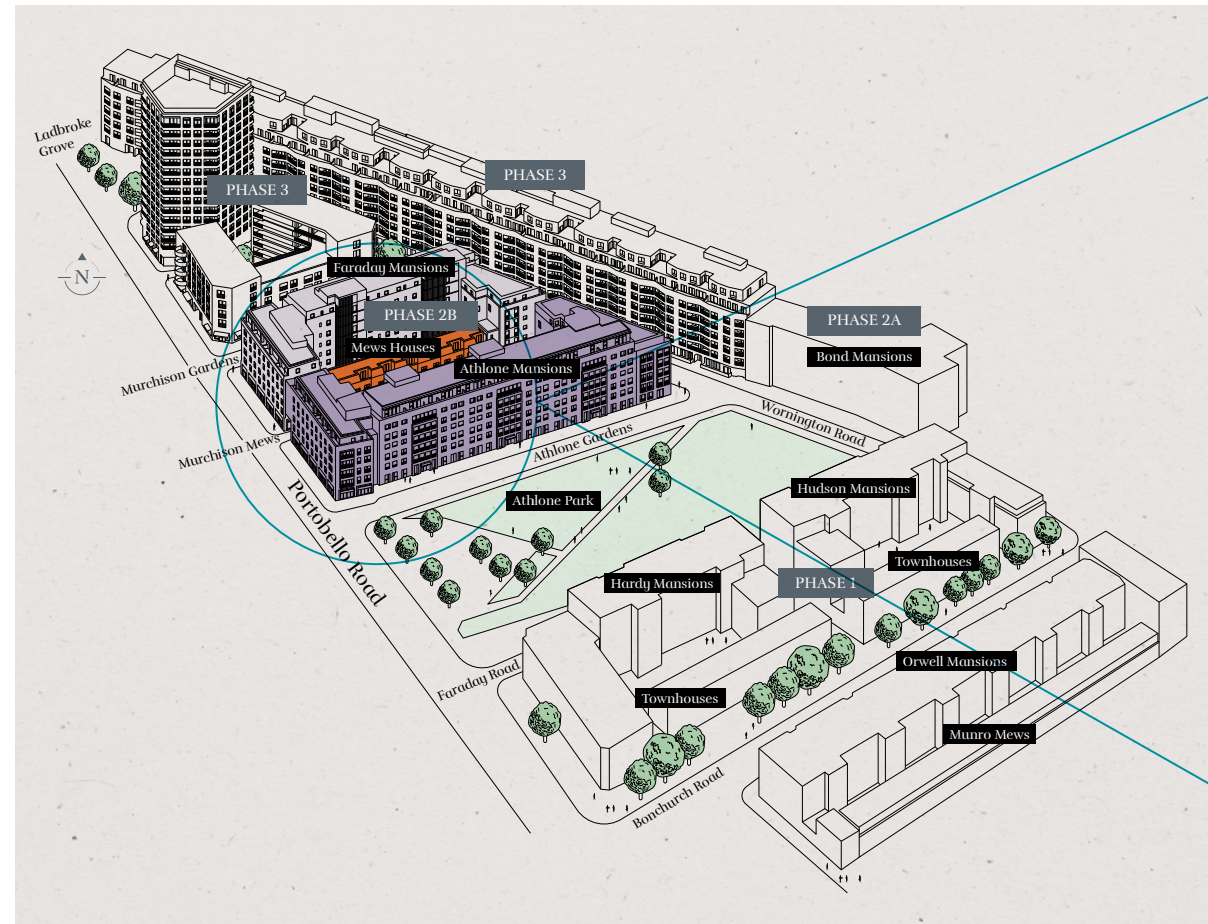
Mews is a British term for a row or courtyard of stables and carriage houses with living quarters situated above. Commonly built behind large city houses before motor vehicles replaced horses in the early twentieth century.



Mews style

A closer look

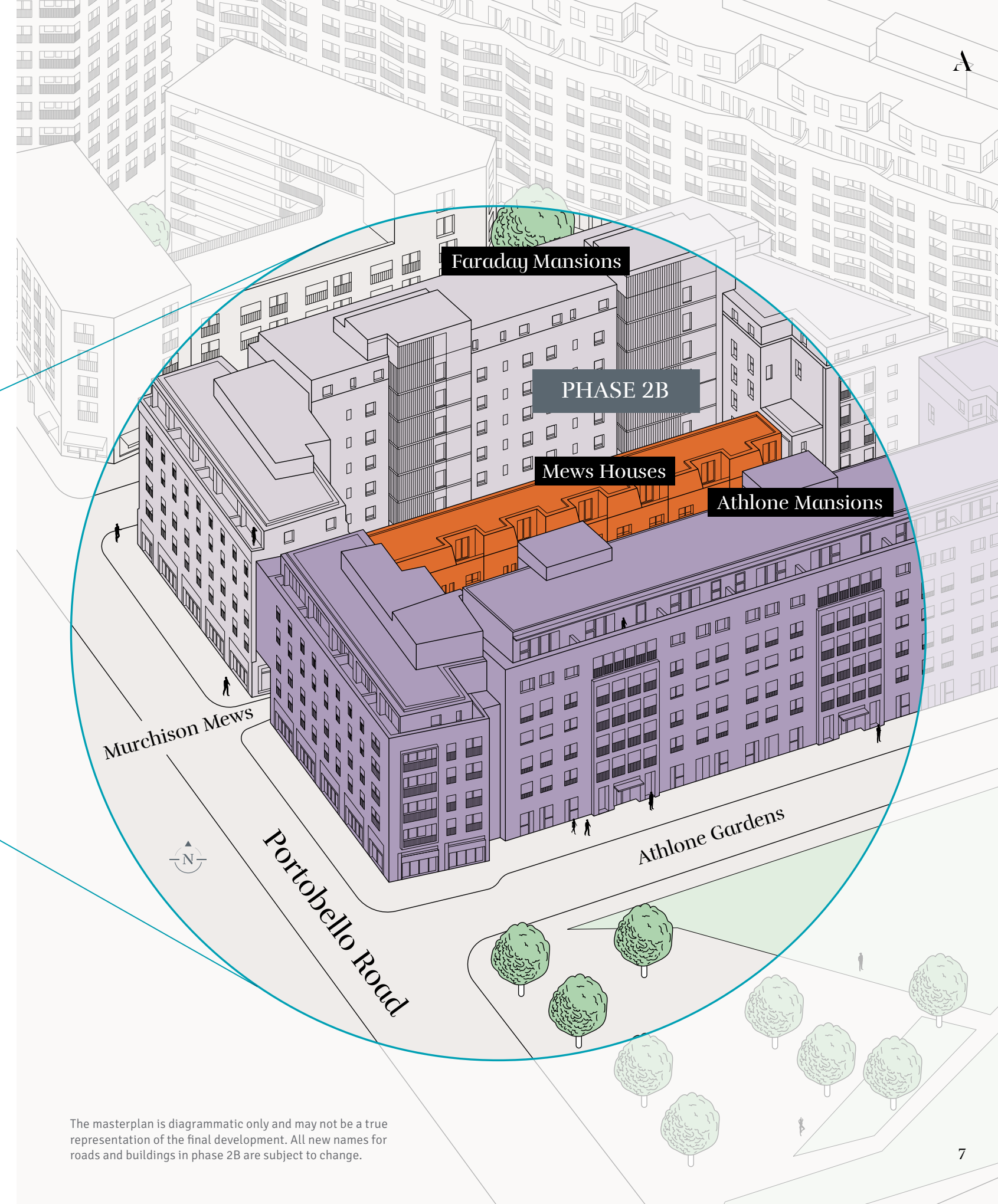
This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2.



The setting for these contemporary designed mews homes is a specially created street, Murchison Mews, that connects with the iconic Portobello Road at its westerly end. In the style of the traditional local mews architecture the houses are tucked away between two mansion buildings which affords a good level of privacy and an escape from the surrounding bustling neighbourhood streets.

Phase 1 and the first part of phase 2 of the development are now complete. The first collection of mews houses, a set of townhouses and four mansion blocks built within these phases are already well established in the wider neighbourhood and have created a thriving place to live.

Phase 3 will mark the final chapter and the overall completion of Portobello Square.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.



where
collect



meets
select

Homes to impress

The Auria presents exceptional light-filled homes; expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.



Going green

Green living features prominently at The Auria with a strong and impressive sustainability ethos at its heart. All homes boast water and energy saving features and methods to reduce waste and pollution are engaged across the wider development. The importance of private outside space is also reflected in all homes featuring a terrace and courtyard garden.



Dine in style

The sophisticated and streamlined kitchens feature designer units from the Linear Avant range with cupboard doors and drawers displaying a gentle chamfered top edge for a contemporary look. Available in a choice of three muted palettes. Quality appliances are from the Neff range and include oven, induction hob, fridge freezer, microwave, dishwasher and washer/dryer. Sleek Silestone worktops and chrome taps complete the look.



Indulgent spaces

Bathrooms and en suites offer beautifully designed and feel-good settings. The exceptional finish includes floor and wall tiles in a choice of four calming shades and white sanitaryware by Ideal Standard with fitted glass shower screens to baths and sliding versions to walk-in showers. Add to this premium chrome taps and fittings by Hansgrohe and heated towel rails for an overall indulgent feel.

TOP PICKS

1

Pop up worktop sockets
Stylish plug sockets offer great space-saving solutions.

2

Nest Protect smart alarm system
Feel safe at home with this technologically advanced smoke alarm and carbon monoxide sensor.

3

Entrotec audio/video receiver
Advanced door entry system with video added for extra security.

4

Draks wardrobes
Beautiful solid wood sliding door wardrobes from the Aspen range are finished with a mirrored infill.

Details of the internal specification and finish are subject to change and this is provided as a guide only. Computer Generated Images (CGIs) are indicative only.



← The kitchen leads directly into the contemporary-designed private courtyard, the perfect space to create a stylish city garden and entertain friends.

3 BEDROOM HOUSE

92, 93, 94, 95, 96, 97, 98, 102*, 103*, 104*

FLOORPLATE

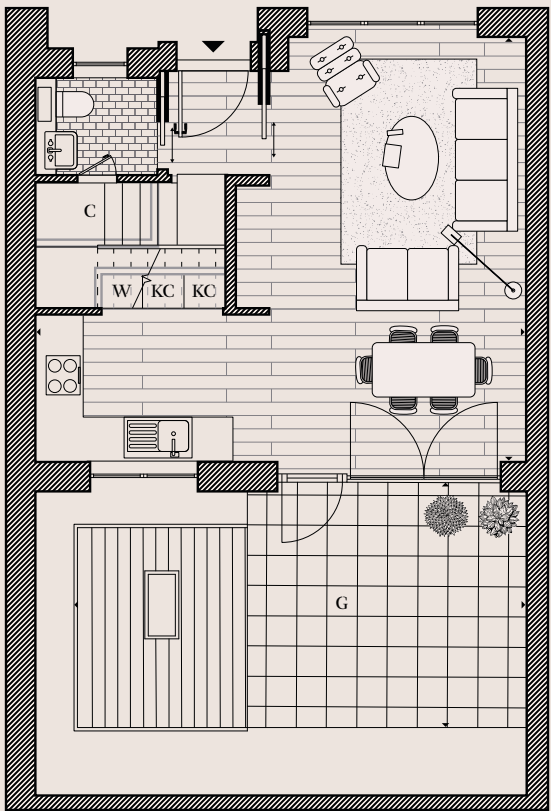


DIMENSIONS

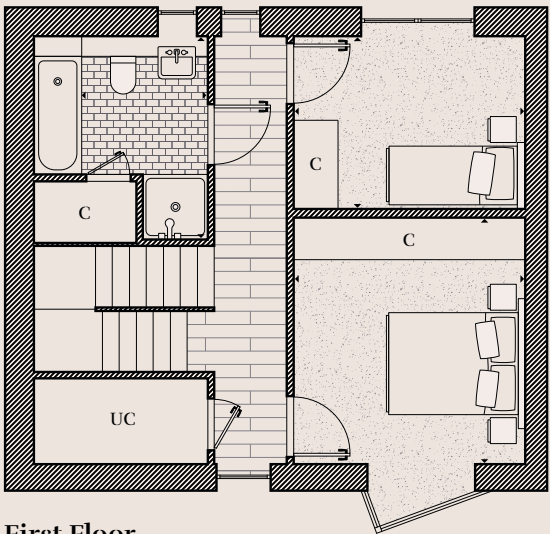
Room		
Kitchen/Lounge	7.21 x 6.29m	23'7" x 20'7"
Master Bedroom	4.41 x 3.41m	14'5" x 11'2"
En suite	3.21 x 2.88m	10'6" x 9'5"
Bedroom 2	3.65 x 3.41m	11'11" x 11'2"
Bedroom 3	3.41 x 2.54m	11'2" x 8'4"
Bathroom	3.04 x 2.54m	9'11" x 8'4"
Terrace	3.17 x 1.52m	10'4" x 4'11"
Garden	7.28 x 3.92m	23'10" x 12'10"
Total area	126.2 sq m	1358.4 sq ft

KEY

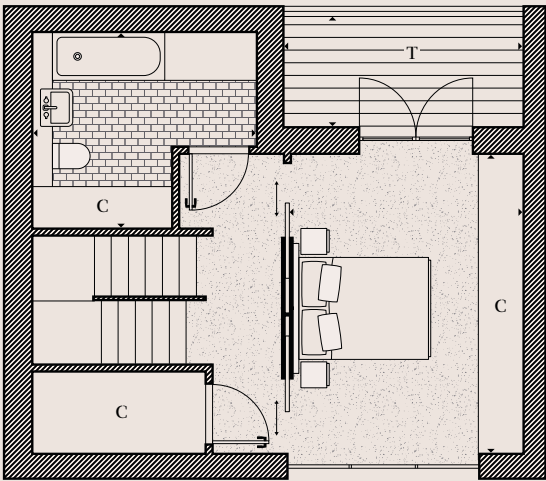
KC	Recessed kitchen cupboard	C	Cupboard
W	Washing machine	G	Garden
UC	Utility cupboard	T	Terrace



Ground Floor



First Floor



Second Floor

Disclaimer
Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. House layout sizes may vary slightly from one another. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



← The light-filled kitchen/
dining/lounge area leads into
the courtyard garden further
extending your living space.

A The Prinedale

3 BEDROOM HOUSE

101

The Mews Houses

FLOORPLATE



DIMENSIONS

Room		
Kitchen/Lounge	8.60 x 5.69m	28'2" x 18'8"
Master Bedroom	4.35 x 3.76m	14'3" x 12'4"
En suite	2.80 x 3.20m	9'2" x 10'5"
Bedroom 2	5.36 x 3.12m	17'7" x 10'2"
Bedroom 3	4.65 x 3.07m	15'3" x 10'0"
Bathroom	2.90 x 2.50m	9'6" x 8'2"
Garden	6.95 x 3.92m	22'9" x 12'10"
Terrace	6.11 x 1.58m	20'0" x 5'2"
Total area	158.7 sq m	1708.2 sq ft

KEY

- KC

Recessed kitchen cupboard
- C

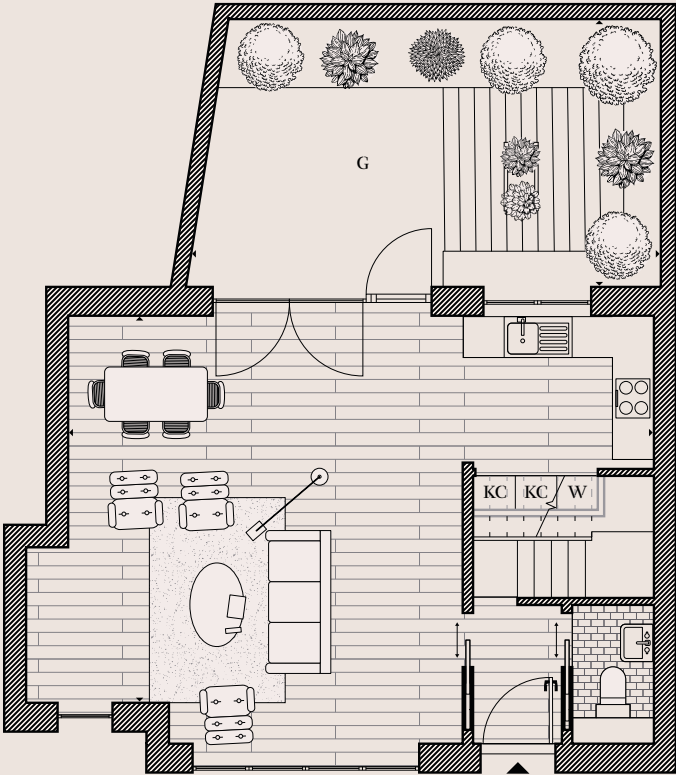
Cupboard
- W

Washing machine
- G

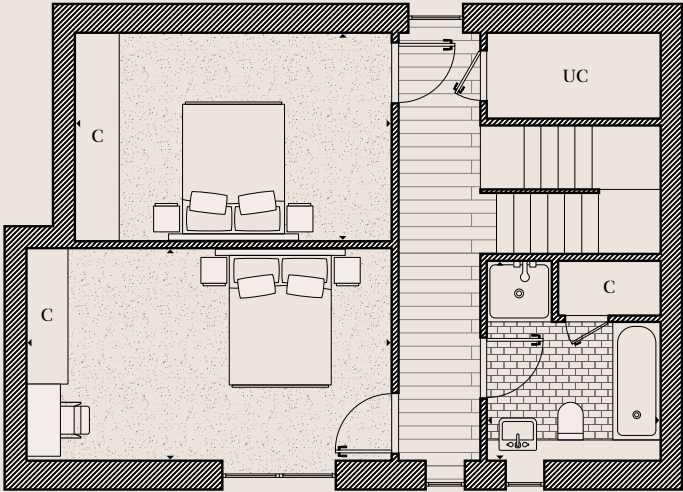
Garden
- UC

Utility cupboard
- T

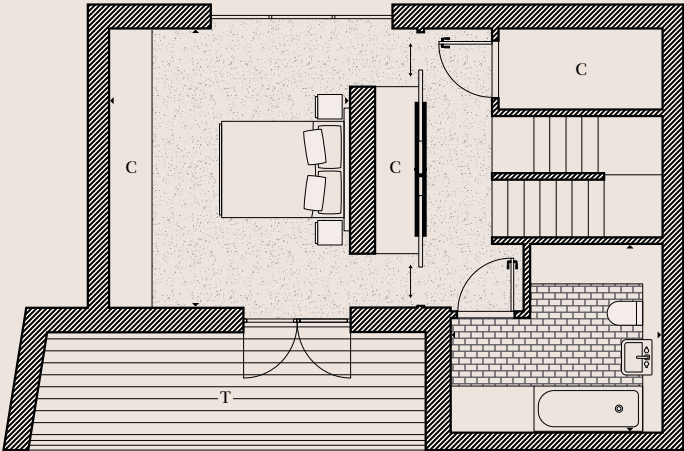
Terrace



Ground Floor



First Floor



Second Floor

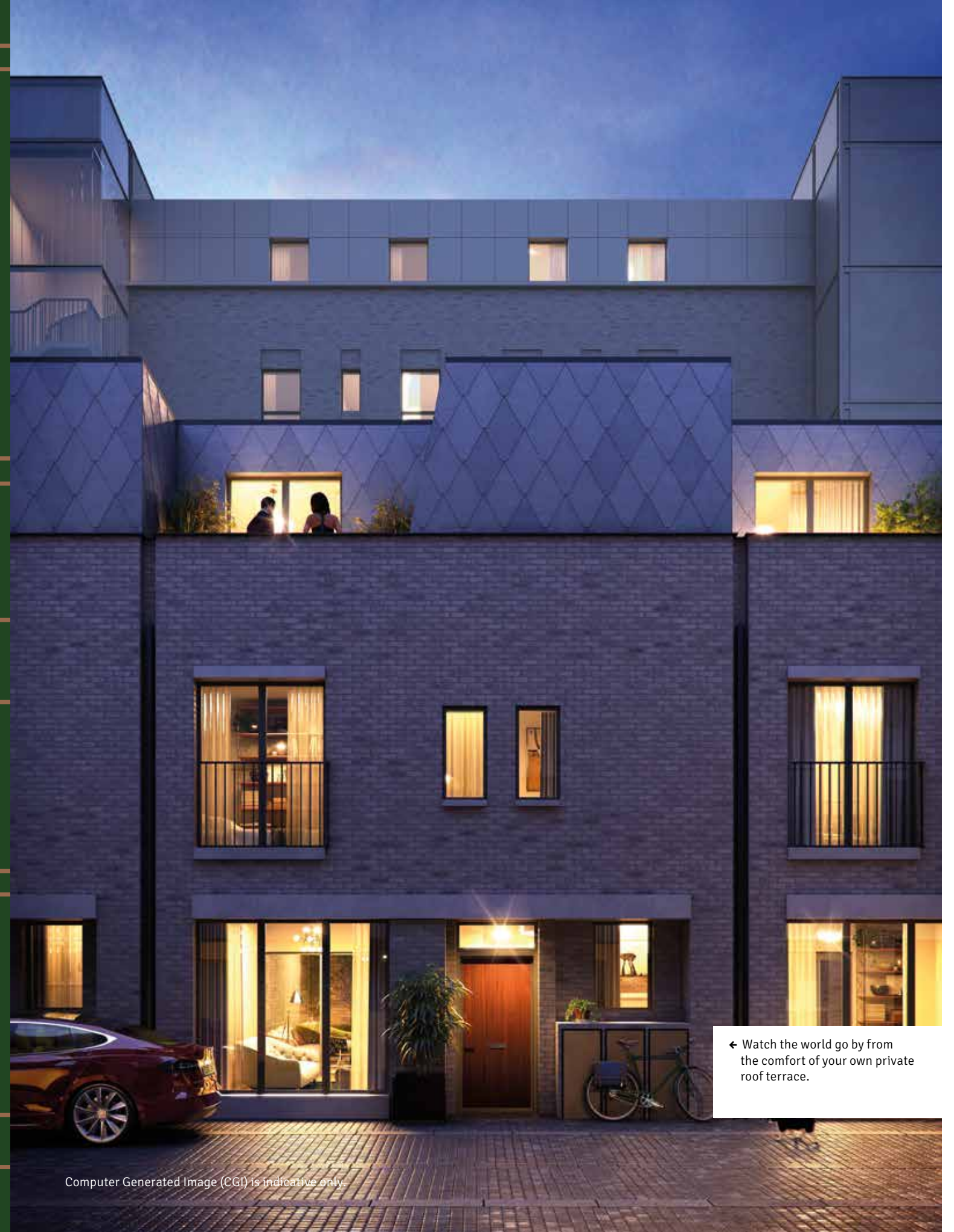
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Floorplans

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Good to know

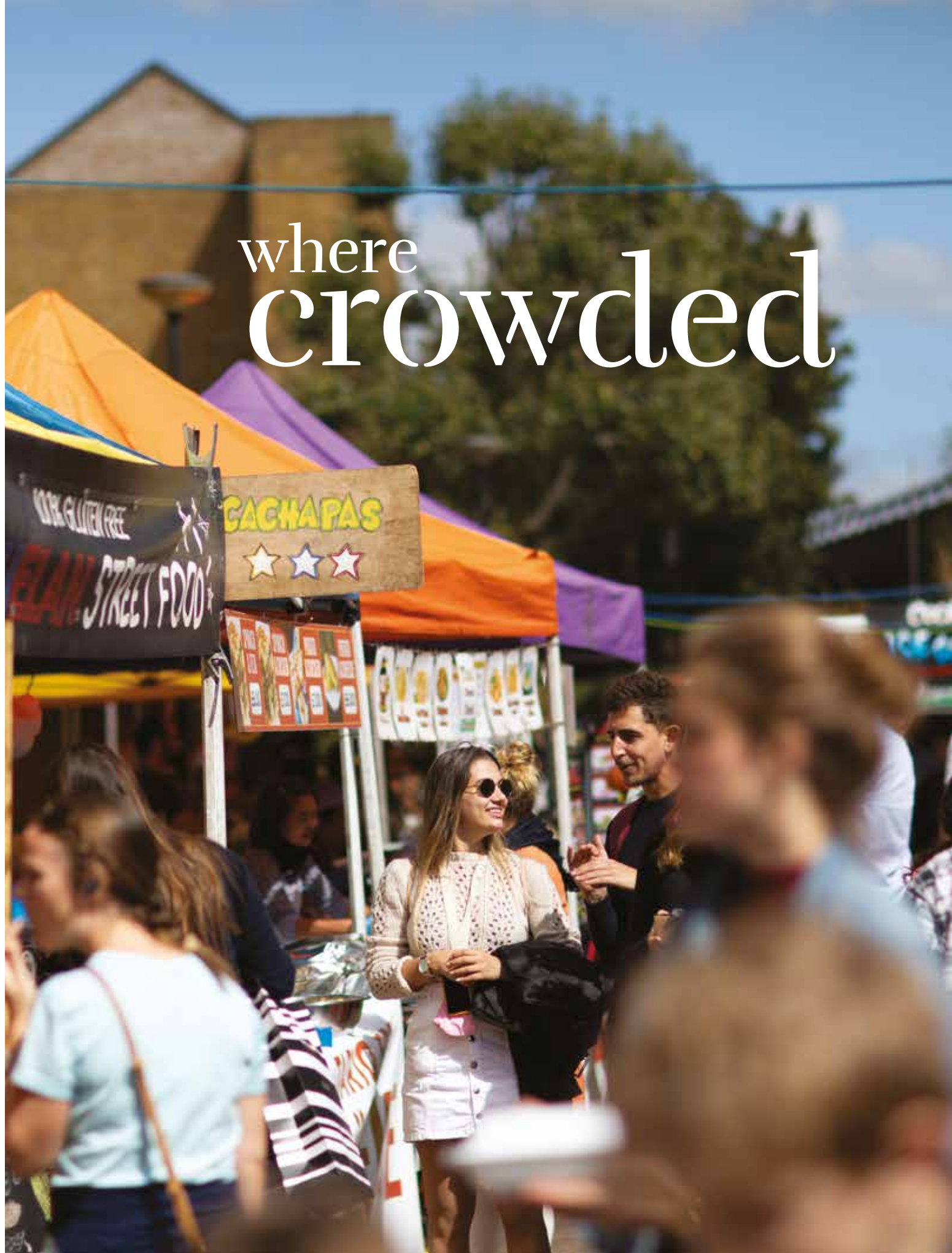
The first set of stables to be referred to as mews was The Royal Mews at Charing Cross. The royal hawks were kept here from 1377 and the name derives from the fact that the hawks were confined there at moulting (or 'mew') time.



Computer Generated Image (CGI) is indicative only.

← Watch the world go by from the comfort of your own private roof terrace.

where
crowded



meets
calm



Green spaces & healthy living

From charming secret London squares to small residential parks there are an abundance of green spaces in Notting Hill.



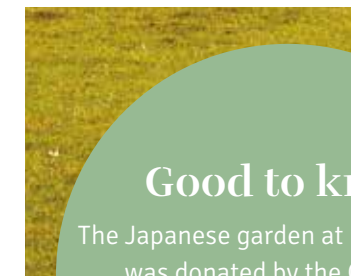
- ↗ View over Notting Hill
- ↗ The Albert Memorial, Kensington Gardens
- ↗ Kensington Palace, Kensington Gardens

- The Serpentine, Hyde Park
- ↗ Kyoto Garden, Holland Park
- ↘ Cloud Twelve, Colville Mews
- ↗ SoulCycle, Portobello Road
- ↗ FaceGym, Ledbury Road

The local area boasts Holland Park, the Royal Borough's largest park. Set over 22.5 hectares Holland Park is not your typical park. As well as its ornamental flower gardens and semi-wild woodland it also features the beautiful Japanese Kyoto Garden, an open-air opera theatre and wild-roaming peacocks. Close by are the majestic Royal Parks: Kensington Gardens, home to Kensington Palace, and Hyde Park with its boating on the Serpentine and ever-popular Diana Memorial Fountain.

Good to know

The Japanese garden at Holland Park was donated by the Chamber of Commerce of Kyoto in 1991 to celebrate the long friendship between Japan and Great Britain.



Notting Hill is a haven for indulgent spaces to promote health and wellbeing. Cloud Twelve is a lifestyle club featuring a luxury spa, salon, holistic wellness clinic and café serving nutritionally balanced meals. Or try the cutting-edge facial workouts at FaceGym or a cycle class in a darkened candle-lit room to high-energy music at SoulCycle.





← The spacious master bedroom leads directly onto the private terrace allowing light to flood the room.

The mews way of life

Designed to accommodate busy 21st century lives, the well-conceived interiors allow for relaxed and flexible living.

Whether you are a young family looking for extra space or a couple looking for a house that can adapt for home working, the mews houses offer the perfect solution.

The light-filled interiors are expertly designed to maximise space and neutrally decorated throughout ready for you to apply your own style. Picture yourself living here in this attractive mews street location, dining alfresco with friends in your tranquil courtyard garden or soaking up the morning sun on your rooftop terrace and watching the world go by.



LOOKING FOR INSPIRATION?

Living here makes it easy to transform your mews house into the home of your dreams.

You are spoilt for choice with the great mix of contemporary interior and homeware boutiques and specialist antique shops in the local area. For unique, quirky pieces head to Golborne Road, just around the corner, where you'll find a treasure trove of antique shops. For a premium designer look, then the luxury boutiques around Westbourne Grove and Ledbury Road are the places to go.



An educated decision

Notting Hill is a sought-after destination for young families due to its proximity to many of the city's prestigious and high-performing nurseries and schools.



↗ Maggie & Rose Family Club & Nursery
↖ Wetherby School

Nursery Schools

- Colville Community Nursery**
leyf.org.uk/colville-nursery
- Maxilla Nursery School**
maxillachildrenscentre.com
- Strawberry Fields Nursery School**
strawberryfields.london
- Reception and Little Wetherby**
wetherbyschool.co.uk

Primary Schools

- Ark Brunel Primary Academy**
arkbrunelprimary.org
- Barlby Primary School**
barlby.rbkc.sch.uk
- Bevington Primary School**
bevington.rbkc.sch.uk
- Colville Primary School**
colville.rbkc.sch.uk
- Fox Primary School**
fox.rbkc.sch.uk
- Thomas Jones Primary School**
thomasjonesschool.org

Prep Schools

- Bassett House School**
bassetths.org.uk
- Chepstow House School**
chepstowhouseschool.co.uk
- Norland Place School**
norlandplace.com
- Notting Hill Prep School**
nottinghillprep.com
- Wetherby School**
Years 1, 2 and 3
wetherbyschool.co.uk

All featured schools and nurseries are rated 'outstanding'.



Good to know
Notting Hill is one of the London locations of Maggie & Rose Family Club & Nursery
maggieandrose.com



About us



← Left, The Folium, Muswell Hill
← Right, Southall Village, Southall

Catalyst New Homes delivers a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects, and family homes in picturesque countryside villages.

We are a multi-award-winning housing association, with a portfolio of nearly 34,000 homes across London, the Home Counties and South East England. We are experts in placemaking and developing tenure-blind neighbourhoods; adopting a creative approach to design and urban planning.

Our aim is to provide Homes People Love. We invest in our communities for the long-term creating neighbourhoods that can flourish and grow. We ensure our developments are always well maintained so that our residents continue to be proud to live in a Catalyst new home.

Selling agent



**Knight
Frank**

+44 (0)20 3131 6495

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