

# POTTERY LANE - W11



Guide Price - £2,395,000



## POTTERY LANE - W11

Taking its name from the eighteenth century clay brickfields which once lay at the northern end of the street, the pretty, pastel coloured mews houses which make up Pottery Lane now form part of one of London's most desirable neighbourhoods,  
Notting Hill



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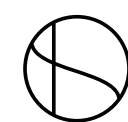
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POTTERY LANE - W11

RECEPTION ROOM





## POTTERY LANE - W11



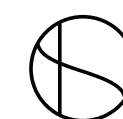
London is one of the world's most exciting cities, and the appeal of living here has much to do with two words - location and convenience. Outstanding boutiques, cafés, Michelin-Starred restaurants, public open spaces and superb connectivity make Notting Hill one of the city's most sought after neighbourhoods.

The theme of convenience continues as you enter this recently refurbished double fronted mews house, arranged over three floors. The internal accommodation provides flexible living space, currently configured as four bedrooms. For those who require a more indulgent use of space, two bedrooms could easily be used as a media room and a separate study.

Sitting close to the intersection of both fashionable Notting Hill and leafy Holland Park, Pottery Lane is rich in history, and also close to one of London's most exciting locations, White City.

Home to Westfield shopping centre and the recently reimagined former BBC studios at Television Centre, White City is now a thriving neighbourhood of creatives. With Soho House as its anchor tenant, White City House is private members club with restaurants, co-working spaces, gym, cinema and a rooftop pool.

And when the hustle and bustle of the city becomes too much, you can escape London for the weekend via the M40, which provides easy access to both Oxfordshire and The Cotswolds.





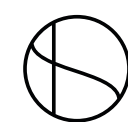
POTTERY LANE - W11



KITCHEN/ DINING ROOM



RECEPTION ROOM





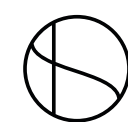
POTTERY LANE - W11



BEDROOM 2



PRINCIPAL BEDROOM

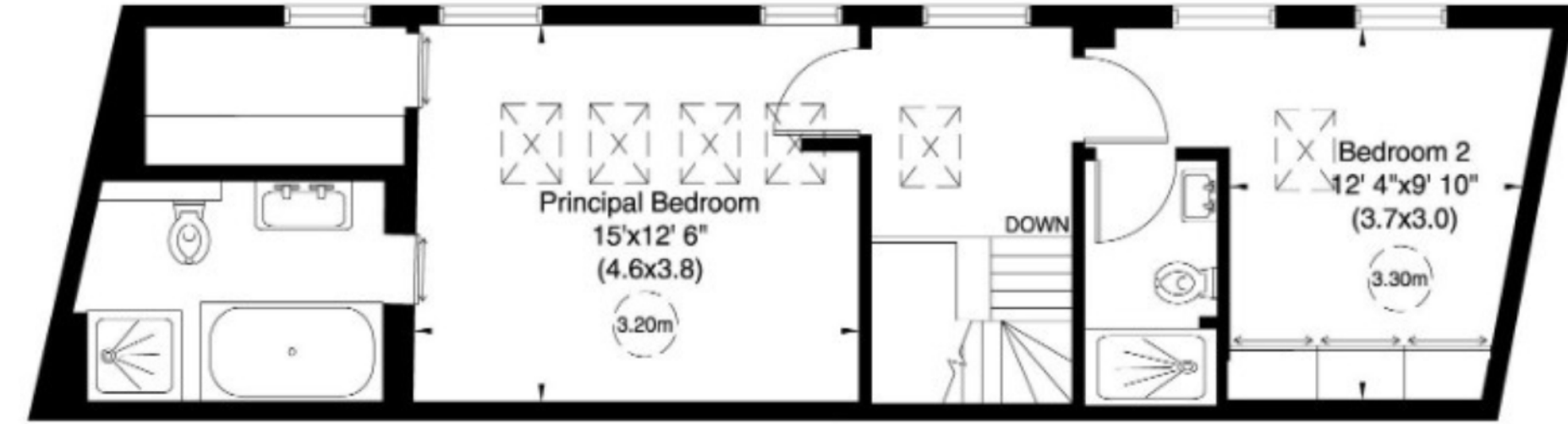
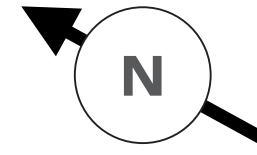




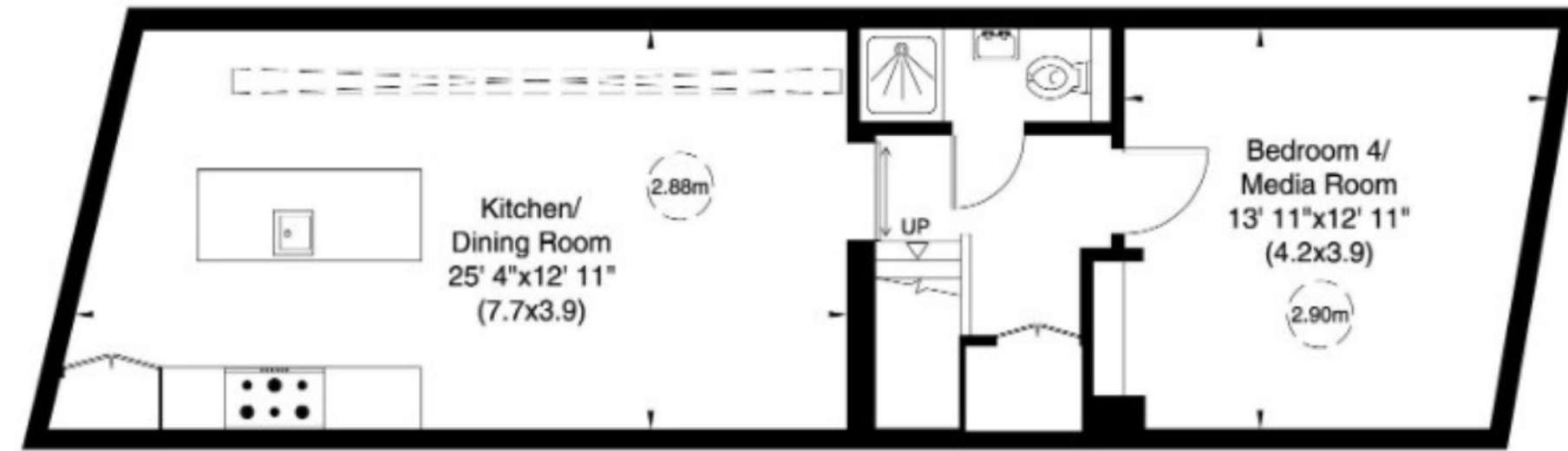
## SPECIFICATIONS

Approx Gross Internal Area 1804 Sq Ft (168 Sq m)

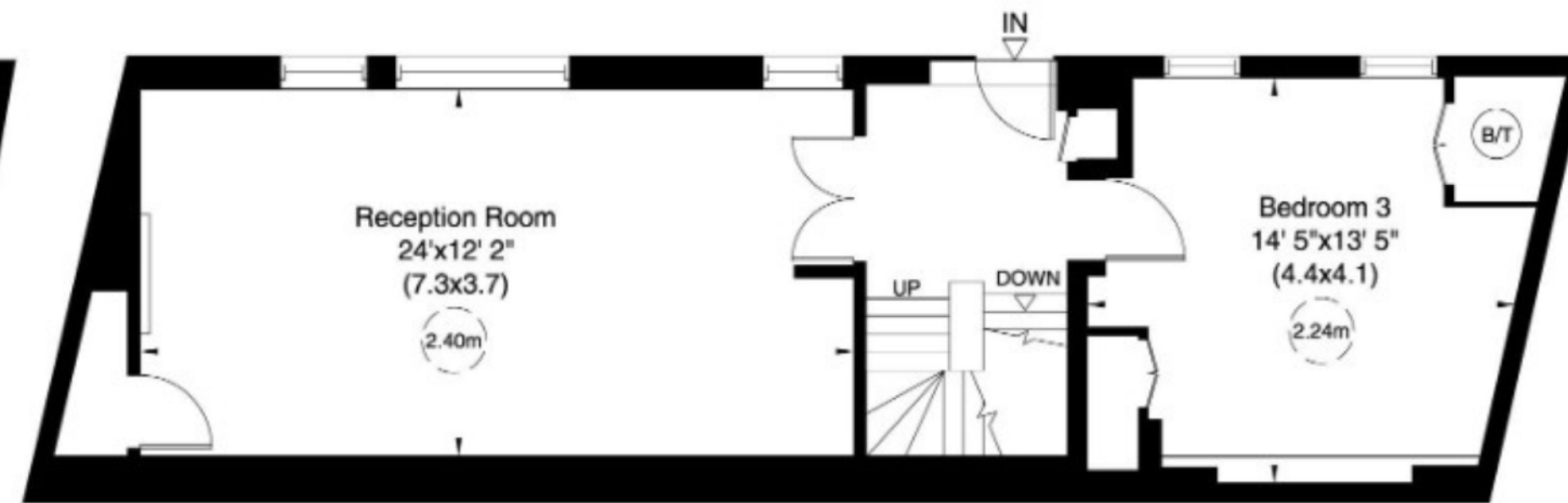
Plan for illustration purposes only. Not to scale.



First Floor



Lower Ground Floor



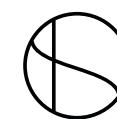
Ground Floor

## Amenities

- Residents Permit Parking
- Video entryphone system

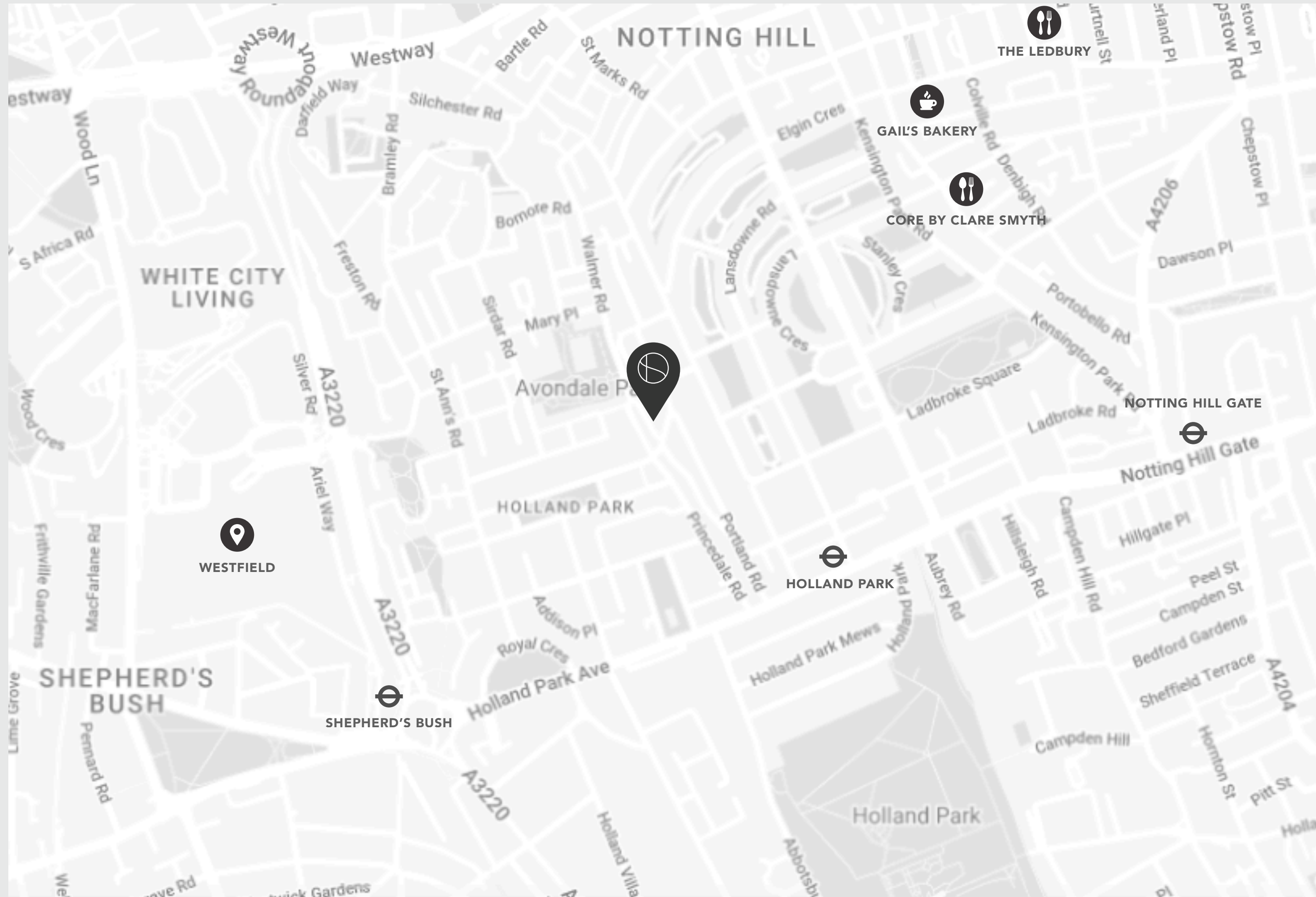
## Accommodation

- Principal bedroom with en-suite bathroom and walk in wardrobe
- Bedroom two with en-suite shower room
- 2 further bedrooms
- Shower room
- Fully fitted kitchen incorporating dining area
- Reception room



# Local Area

## POTTERY LANE - W11



### Terms

- **Tenure:** Freehold
- **Council Tax band:** G

### Energy Performance Certificate

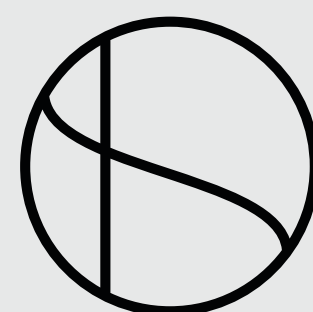
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		





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