

7 ROSEHART MEWS

Notting Hill W11 3JN

2,529 sq ft

Self contained two floor office building

TO LET



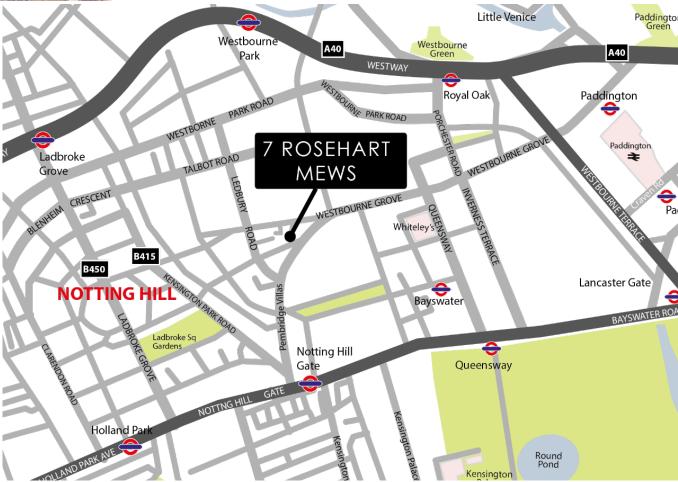
LOCATION

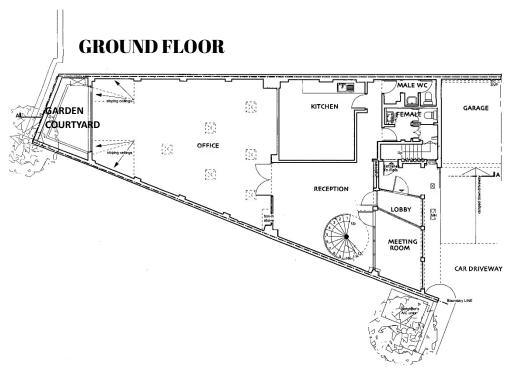
The property is conveniently located for the facilities of Notting Hill with its abundance of restaurants and shops, and Queensway, with the Whiteleys shopping centre. The closest underground stations are at Bayswater (District & Circle) and Queensway (Central line). Paddington Station is within walking distance or a short bus ride away.

TRANSPORT

NOTTING HILL GATE (District, Circle and Central Line trains) 0.5 miles 10 minute walk

BAYSWATER (District, Circle Line trains) 0.6 miles 13 minute walk Notting Hill (A40 Westway) provides quick and easy access to Central London, Heathrow Airport and out to the M25. Numerous bus services operate from the Notting Hill area.





SPECIFICATION

- Parking
- Kitchen
- Garden courtyard
- Meeting room
- Self-contained

DESCRIPTION

The property comprises ground and first floors of a modern mews style property. It is in need of refurbishment internally and benefits from parking and a roof terrace.

ACCOMODATION

First floor	861 sq ft	(80 sq m)
Ground floor	1,668 sq ft	(155 sq m)
Total	2,529 sq ft	(235 sq m)

RENT Rent on application

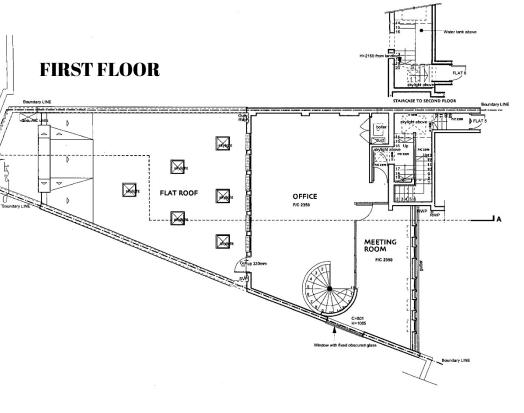
LEASE TERMS Available on a new lease for a term to be agreed from the freeholder.

RATES £44,032 per annum (£17.41 per sq ft) 2023/24 to be confirmed with the local

authority)

EPC Rated G

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2023



CONTACT

SHAUN WOLFE | TRISTAN DAVID swolfe@frostmeadowcroft.com tdavid@frostmeadowcroft.com www.frostmeadowcroft.com

