



1  
COLVILLE  
MEWS  
NOTTING HILL  
W11 2AR

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FREEHOLD  
FOR SALE  
with parking

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7,028 sq ft  
SELF-CONTAINED  
3 STOREY OFFICE  
BUILDING

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## DESCRIPTION

1 Colville Mews is a rare opportunity to acquire an entire building in the centre of Notting Hill. The building can be accessed from both Colville Mews and Colville Road which allows the building to be multi-let and flexible use.

The property benefits from air-conditioning throughout and private gated car parking at the front. There are skylights in the curved roof that providing plenty of natural light.



## SPECIFICATION

- self-contained building
- cobbled forecourt
- good natural light
- lower ground studio area with goods lift
- car parking
- air conditioning
- timber flooring
- selection of private offices / meeting rooms







2ND FLOOR



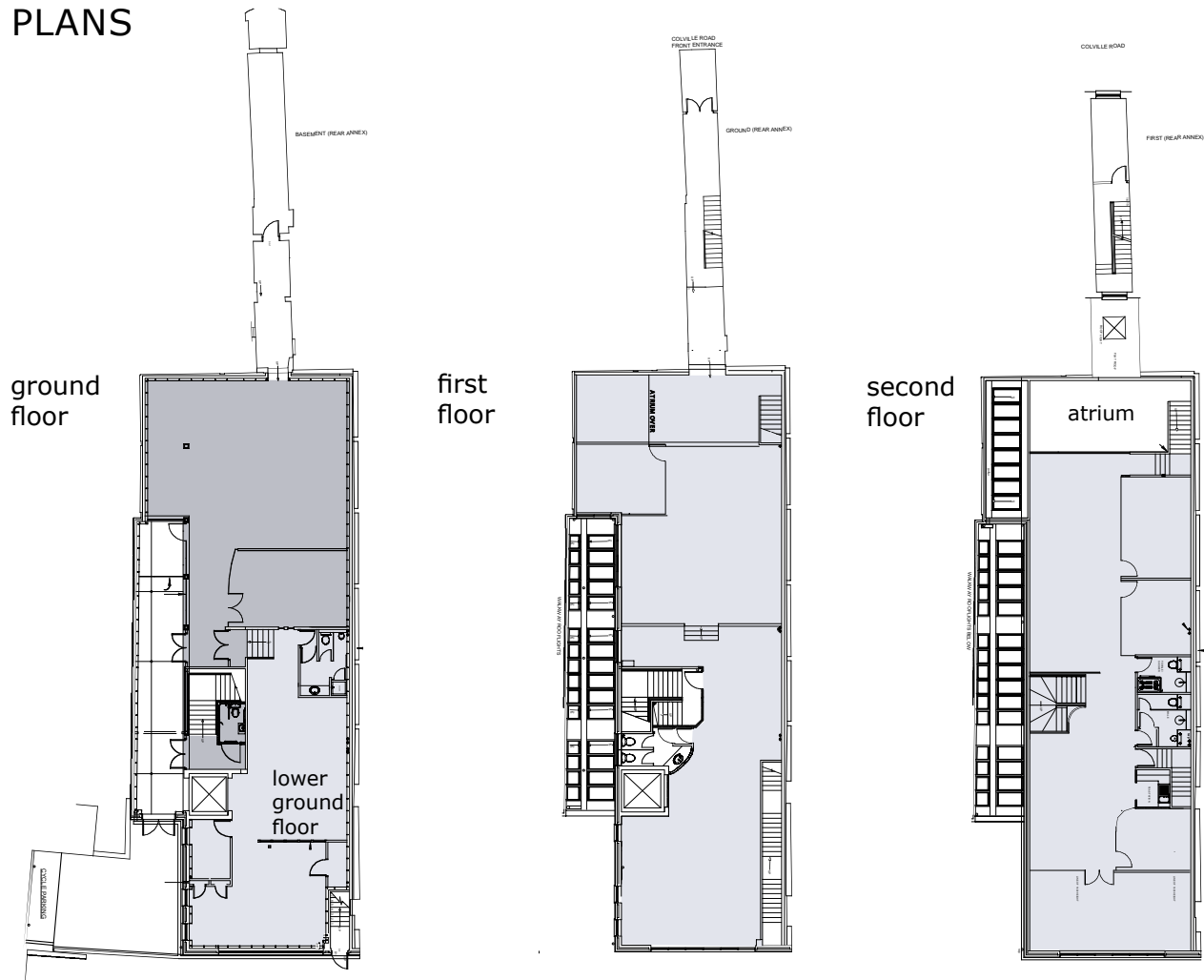
LOWER GROUND STUDIO



GROUND FLOOR



# PLANS



# ARIAL OVERVIEW



# ACCOMMODATION

FLOOR	SIZE SQ FT
second floor	1,389 sq ft
first floor	2,443 sq ft
ground floor	2,086 sq ft
lower ground floor	1,110 sq ft
<b>TOTAL</b>	<b>7,028 sq ft (652.92 sq m)</b>

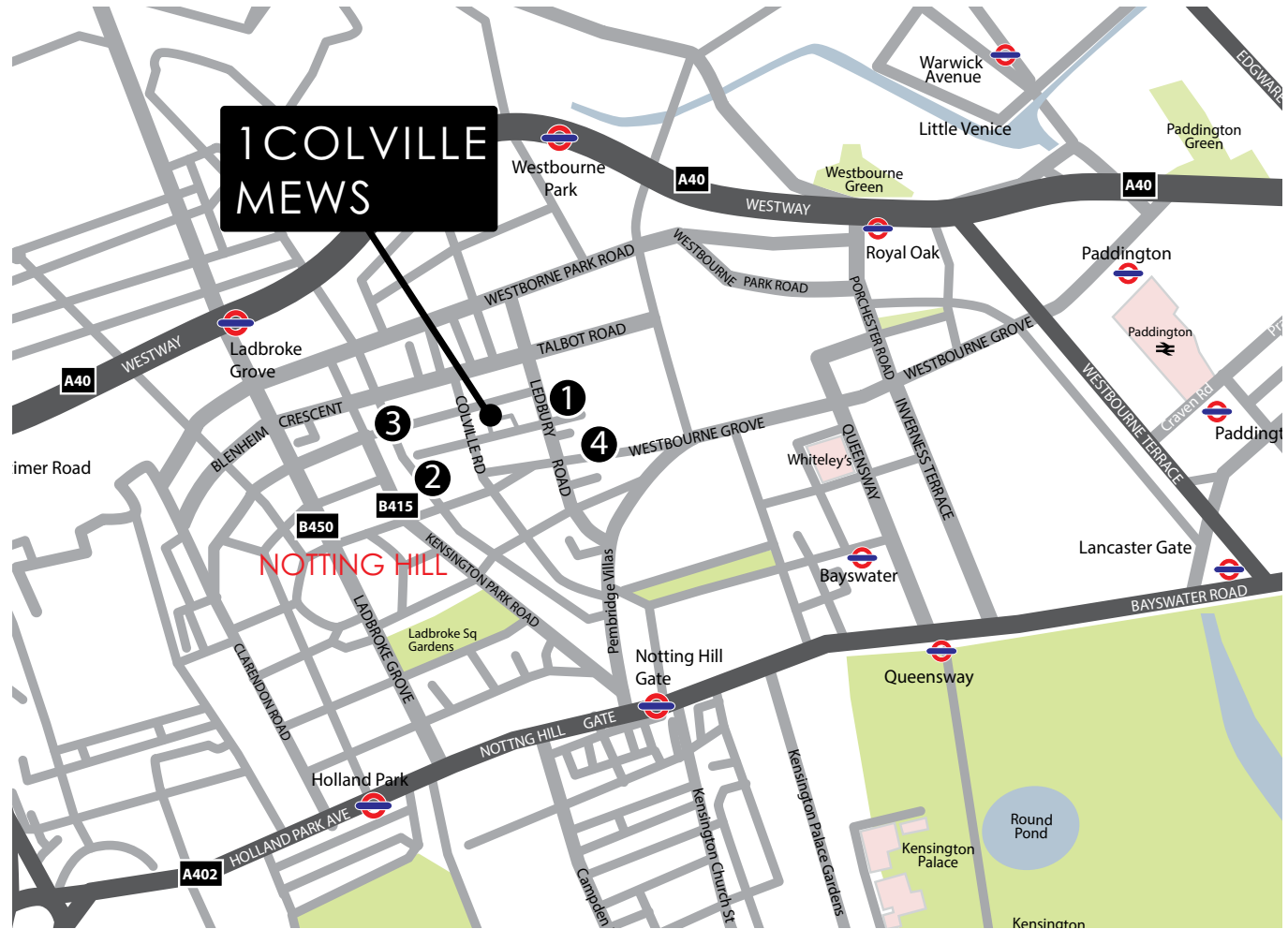
# LOCATION

Colville Mews is located just off of Lonsdale Road, close to Westbourne Grove with a number of bars, cafés and retail amenities in the immediate area. Ladbroke Grove underground station (Circle and Hammersmith & City Lines) and Notting Hill Gate underground station (Central, Circle and Hammersmith & City Lines) are both within close proximity. Local occupiers include: Sisley (Cosmetics)IOVOX, Go Native, Virgin, Wolff Olins and Fanagan Lawrence

# CONNECTIVITY TO

High Street Kensington.....	3 mins
Paddington .....	4 mins
Oxford Circus.....	11 mins
Victoria .....	16 mins
Waterloo .....	16 mins
Bank.....	17 mins
Kings Cross St Pancras.....	29 mins
Heathrow Terminals 1-3 .....	38 mins

Source: Citymapper.com  
using a combination of London Transport from Notting Hill Gate



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 September 2022



1. Ottolenghi restaurant

2. The Hummingbird bakery

3. Portobello Star pub

4. Granger & Co restaurant



## THE DETAILS

### TENURE

Freehold with full vacant possession

### GUIDE PRICE

Offers in excess of £6.5 million

### RATES

£118,016 per annum approximately  
(Ratable Value £230,500)

### EPC

Rated D

### LEGAL COSTS

each party to bear their  
own legal costs

## CONTACTS



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