



St. Luke Mews, Notting Hill W11



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This property consists of luxurious interiors with a generous large open plan kitchen / reception on the first floor, flooded with natural light, from the Juliette balcony, wonderful as a family room and for entertaining. The kitchen was designed by Rational, award winning kitchen designers, who create timeless and elegant spaces. Fitted with Miele integrated appliances, Liebherr wine fridge and freezer, porcelain worktops and underfloor heating. A feature staircase curves through the property introducing you to the four floors of accommodation. The lower ground floor ground floor offers flexible space that could be a third bedroom, games/cinema room, or perhaps both and further benefits from a shower room & utility spaces. The ground floor comprise of the second double bedroom, a bathroom and integral garage, adding further valuable floor space.



Guide price: £2,300,000

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

Leading up the top of the curved stair case you will find an expansive principal suite, with access to your private room terrace.





Location

St Luke's Mews is perfectly positioned moments away from some of Notting Hill's most vibrant and exclusive restaurants, shops and cafes being in proximity to the highly fashionable address of Westbourne Grove, Ledbury Road and Portobello Road. Westbourne Park and Ladbrooke Grove Underground Station (Circle and Hammersmith & City lines) are a short walk away.









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Approximate Gross Internal Floor Area 168.9 sq m / 1818 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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