



Wellington Close
Notting Hill, W11

CHESTERTONS





Nestled in a charming mews in the heart of Notting Hill is this delightful house offering a perfect blend of period and contemporary charm.

The property features a bright and airy open-plan living room, two large bedrooms both with en-suite bathrooms, a gym / cinema room / third bedroom with 3.76m high ceilings, a study, a cloakroom, a private garage and a south-facing sunny roof terrace!

The highlight of this beautiful home is the private roof terrace, providing a peaceful outdoor space to relax and entertain and with its glass floor flooding the whole house below with natural light.

Situated in this centre of this fashionable neighbourhood, with access to many outstanding pubs (The Walmer Castle and The Cock and Bottle) and restaurants (The Ledbury, Dorian and Wild), trendy cafes (Granger and Co, Ottolenghi and Daylesford Farm Shop) and green spaces. Excellent transport links are only 0.6 miles to Notting Hill Gate tube station (Central line, Circle and District lines), making commuting in and out of this fun area a breeze.

- AAA grade Notting Hill location.
- Beautiful, south-facing roof terrace - very rare-to-find feature on a mews house in this area.
- Two to three reception rooms.
- Two to four bedrooms, three bathrooms and one powder room.
- Gym / cinema room with 3.76m high ceilings.
- Private garage and RBK&C Parking Permits.

Asking Price £3,750,000

Tenure: Freehold

Local Authority: Kensington and Chelsea

Council Tax Band: H

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

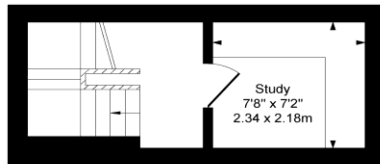
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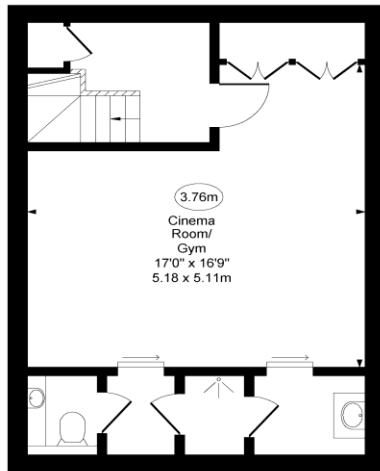
Wellington Close, W11



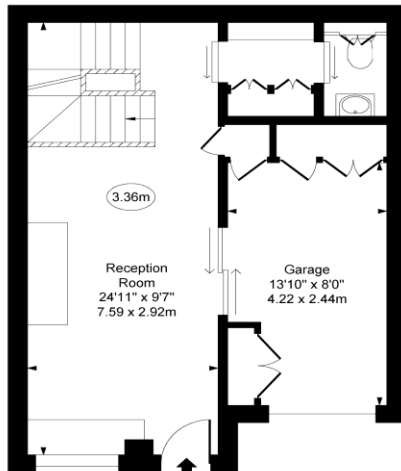
○ - Ceiling Height



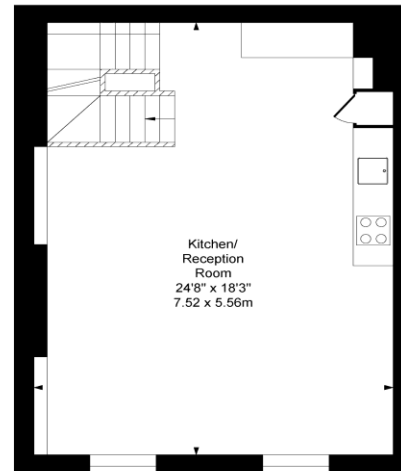
Lower Ground Floor



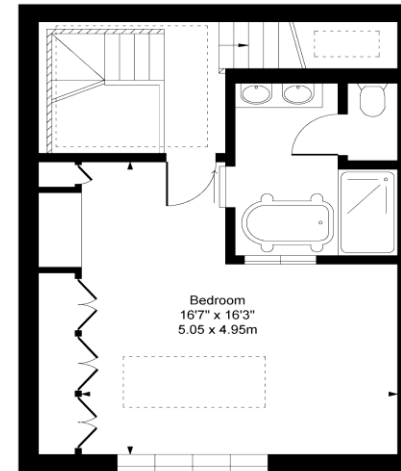
Lower Ground Floor



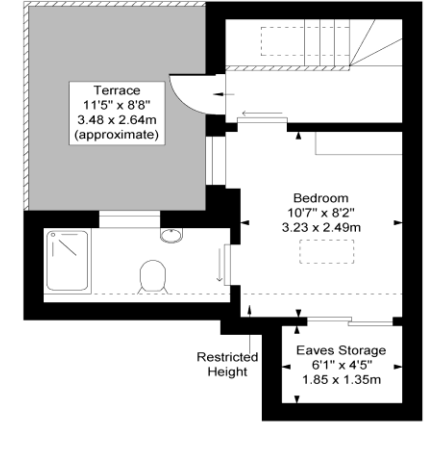
Ground Floor



First Floor



Second Floor



Third Floor

Approx Gross Internal Floor Area 2122 Sq Ft - 197.12 Sq M
(Including Garage, Excluding Restricted Height Area)

For Illustration Purpose Only - Not To Scale

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