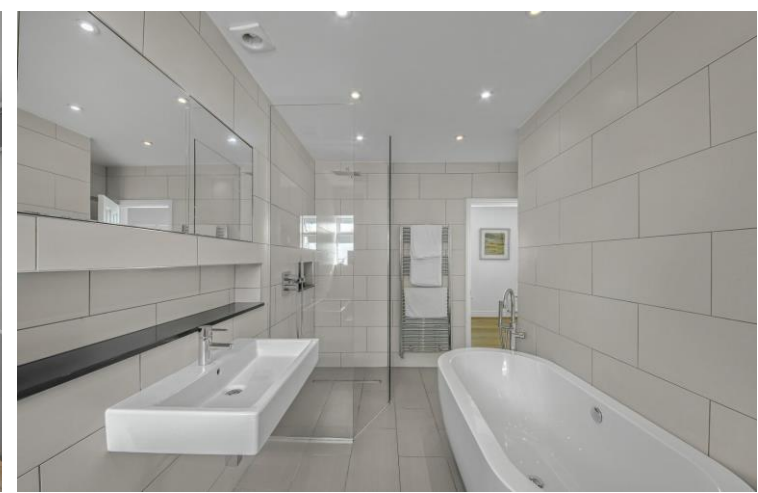
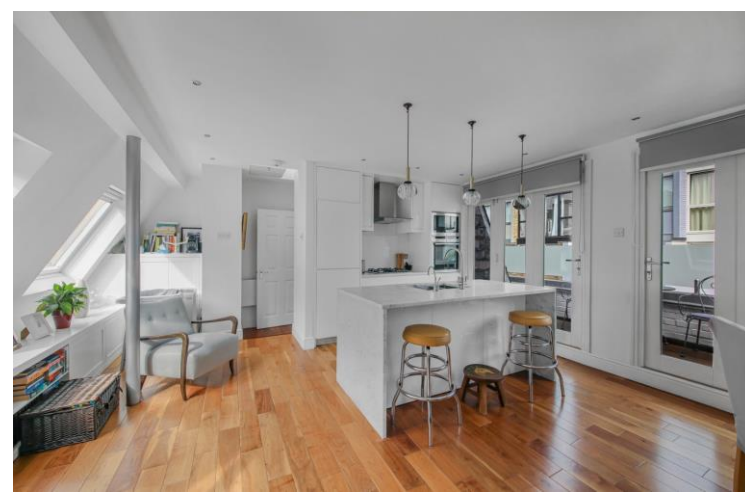
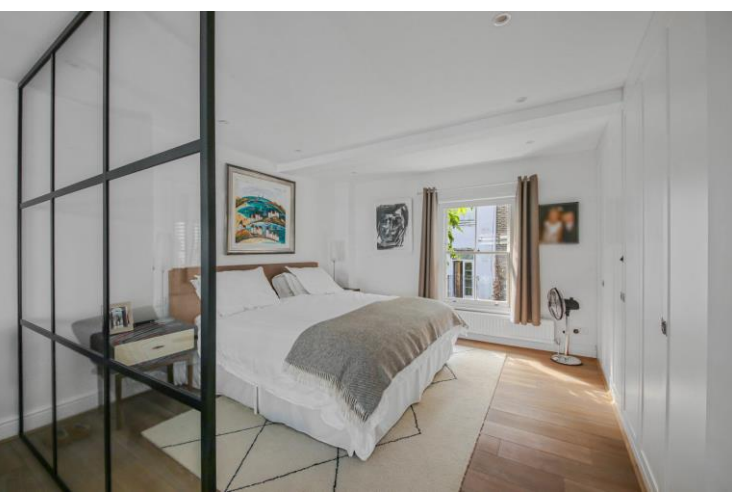




Ruston Mews
London, W11





A well-presented three-bedroom mews house with a private terrace, set within a quiet gated development in Notting Hill.

Located on the peaceful Ruston Mews, this modern home is laid out across three floors, combining practical living with contemporary design.

The top floor is arranged with an open-plan kitchen and reception room, designed to make the most of the natural light. Skylights and bi-folding doors bring light into the living area, which opens onto a private decked terrace. The kitchen features high-quality finishes, integrated appliances, white marble worktops, and a central island with breakfast bar.

The first floor is dedicated to the main bedroom suite. A Crittall-style glass partition separates the sleeping area from a sitting area. There are bespoke wardrobes, oak flooring throughout, and an en suite bathroom with underfloor heating, freestanding bath, and walk-in rainfall shower.

On the ground floor, there are two further double bedrooms, each with built-in storage. A separate modern shower room serves both bedrooms, and a small study offers extra flexibility for working from home.

Ruston Mews is ideally located for access to the shops, cafés and restaurants of Notting Hill, with Golborne Road (0.5 miles) and Portobello Market (0.3 miles) nearby. Ladbroke Grove station is within walking distance (0.2 miles), offering easy transport links across London.

- Three-bedroom modern mews house set over three floors
- Bright open-plan kitchen/reception with skylights and terrace
- Main bedroom with built in storage and luxury en suite
- Two further double bedrooms, shower room, and study
- Gated and peaceful location close to Portobello Road and Ladbroke Grove station

Asking Price £1,650,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Service Charge: £300 pa Mews charge

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

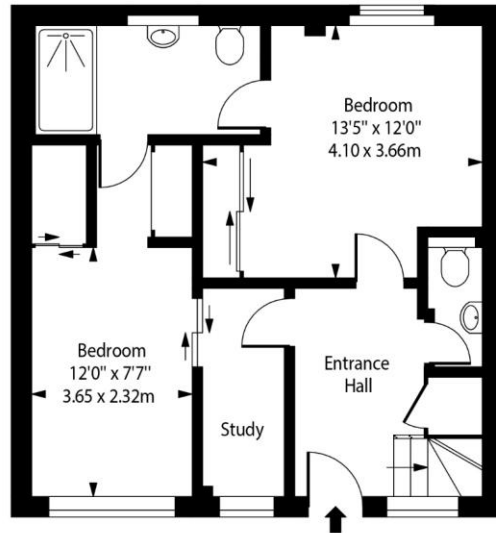
W11 2AB

nottinghill@chestertons.co.uk

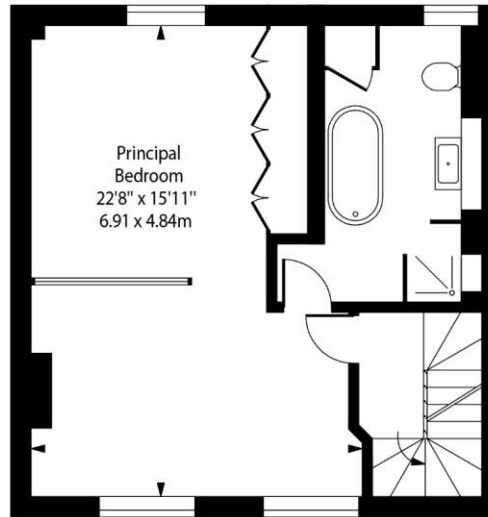
0203 040 8585

Ruston Mews, W11

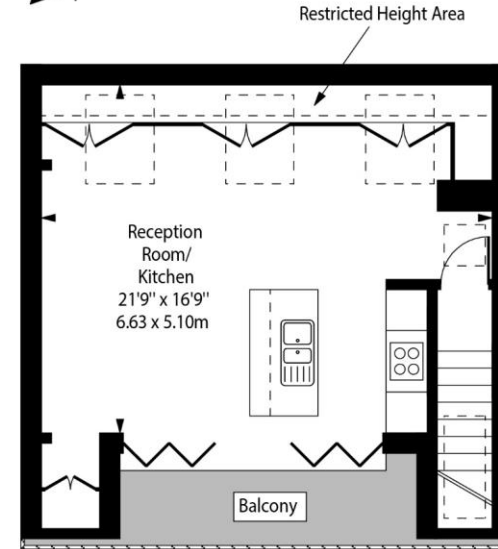
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1355 Sq Ft - 125.88 Sq M

Approx. Floor Area Including Restricted Heights 1387 Sq Ft - 128.85 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 028484D

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable