



Royal Crescent Mews
Shepherd's Bush, W11

CHESTERTONS





Chestertons are delighted to present this charming three bedroom mew house located in a highly sought-after and prized neighbourhood in Holland Park.

The property offers an open-plan layout that effortlessly connects the living, dining, and kitchen areas, allowing for a comfortable and fluid living experience. The property benefits from plenty of windows allowing an abundance of natural light into the property. Sleeping accommodation is set on the ground and lower-ground floors comprising a principle bedroom with en suite bathroom, walk in wardrobe and small patio area, a generous sized second bedroom with floor to ceiling storage and a smaller third bedroom with sofa bed, ideal for a flexible office/bedroom space. The house comes furnished throughout including all furniture, utensils, crockery pans etc. The house benefits from additional aspects including underfloor heating, an alarm system and a separate laundry area with independent washing machine and dryer.

Nestled at the end of a cobbled mews, the location of Royal Crescent Mews provides easy access to many shopping, dining and entertainment options at Westfield Shepherds Bush, as well as Holland Park and Notting Hill. The Central Line from Shepherds Bush underground station connects Notting Hill to the rest of central London and is a short walk away, along with regular buses that run along Holland Park Avenue.

- Three bedrooms
- Two bathrooms
- Furnished property
- Short let

£7,000 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

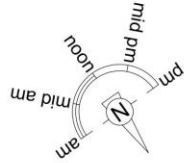
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Minimum Term: 3 months
Deposit Required: 2-4 weeks
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G
EPC Rating: D
Furnished

Chestertons Notting Hill Lettings

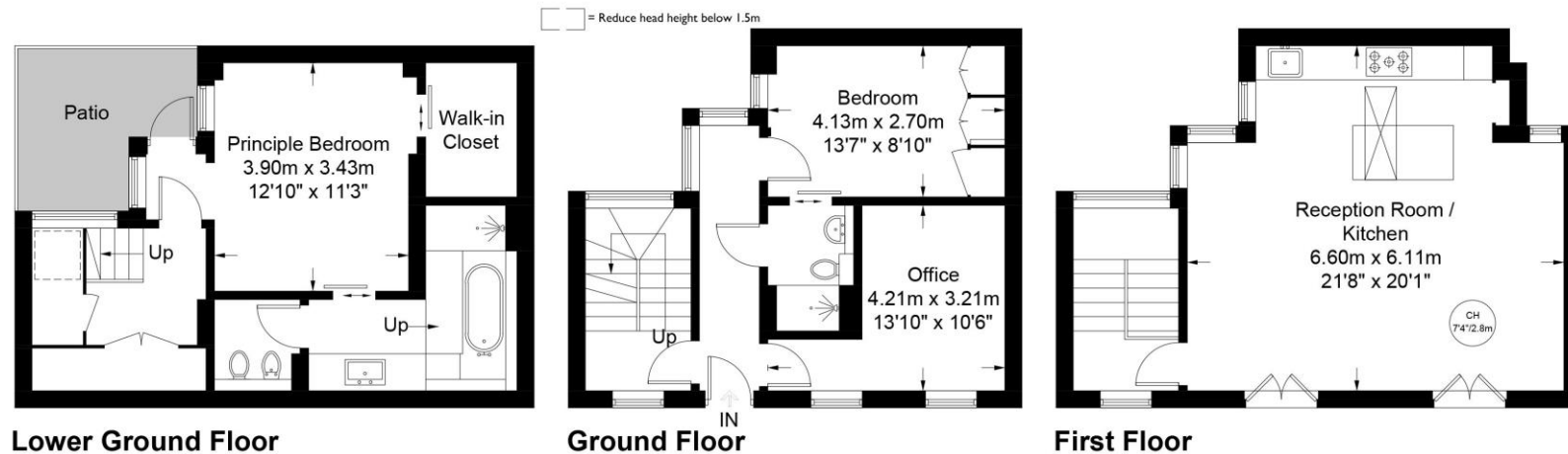
30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghill@chestertons.co.uk
 02030408588



Royal Crescent Mews, W11

Approximate Gross Internal Area
1306 sq ft / 121.3 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID967161)

Chesterton Global Ltd 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 Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable