



Cervantes Court, Ruston Mews

Notting Hill, W11 1UE.

In Excess of £500,000

Set on the first floor of a well kept building on Ruston Mews, this is a bright and well proportioned two bedroom apartment, quietly positioned yet moments from Ladbroke Grove.

The reception room is bright and comfortable, with a large west facing window bathing the space in light. A modern kitchen arranged in an easy open plan layout invites you to entertain in the home. Two bedrooms are served by a well finished family bathroom, with clean, contemporary detailing throughout.

The practical elements are equally strong, with a private and secure off street parking, though not for the largest of cars, and a share of freehold, all adding to the overall package.

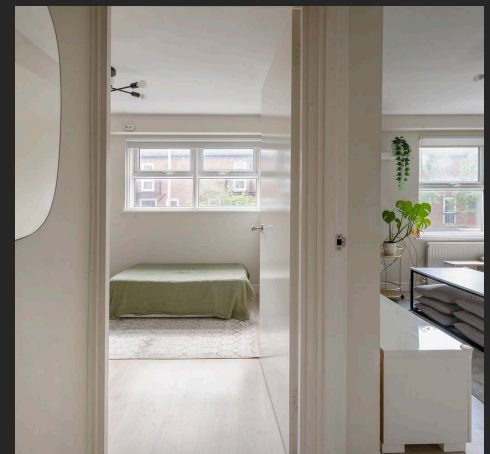
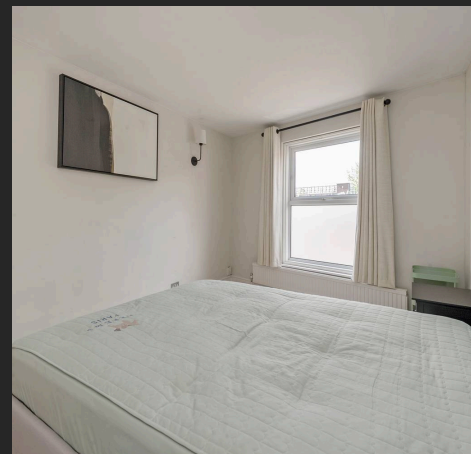
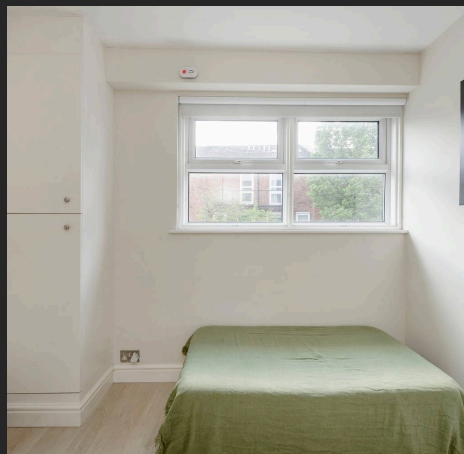
Ruston Mews is conveniently located moments away from Ladbroke Grove underground station (Circle and Hammersmith & City Line) and is just a short walk from Notting Hill's ever trendy Portobello Road with its daily market, independent boutiques, bars and restaurants.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Cervantes Court, W11

Approx. Gross Internal Area
54.5 sq m / 588 sq ft



First Floor

While every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given as to the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustrative purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

R&M