

HIPPODROME MEWS, WII



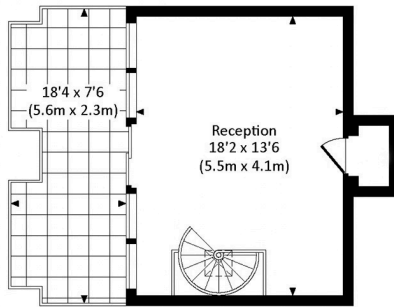


Hippodrome Mews, W11

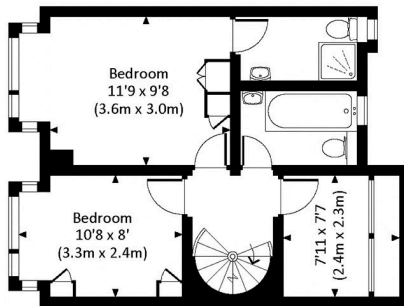
Set within a quiet cobbled mews, this charming house is arranged over three floors and offers approximately 1,000 sq ft. The ground floor provides an excellent space for entertaining with a large kitchen and dining room. A spiral staircase leads to the first floor, where the principal bedroom benefits from an en-suite bathroom and views over the mews. There is a well-sized second double bedroom, a third bedroom currently set up as a walk-in wardrobe, and a family bathroom. The main feature of the property is a spacious reception room on the top floor, flooded with natural light from the full height sliding doors which open directly onto a private south-west facing roof terrace. A dumb waiter provides an additional touch of convenience. Hippodrome Mews is ideally located for the independent shops, cafés and restaurants of Clarendon Cross and Holland Park Avenue, all just moments away. Holland Park Station, offering Central Line services, is within easy walking distance, while the green open spaces of Holland Park and Avondale Park are also close by.



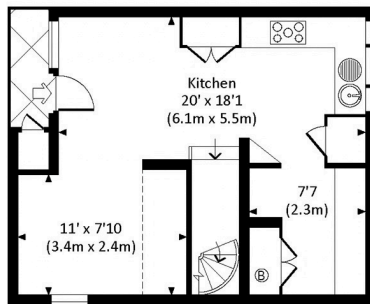
Approx. Gross Internal Area
= 96.6 sq m / 1,040 sq ft



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Hippodrome Mews, W11 - Freehold

Local Authority - Royal Borough of Kensington & Chelsea

- Three Bedrooms
- South-West Facing
- Private Roof Terrace
- Cobbled Mews
- EPC Rating = D
- Council Tax Band = G



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