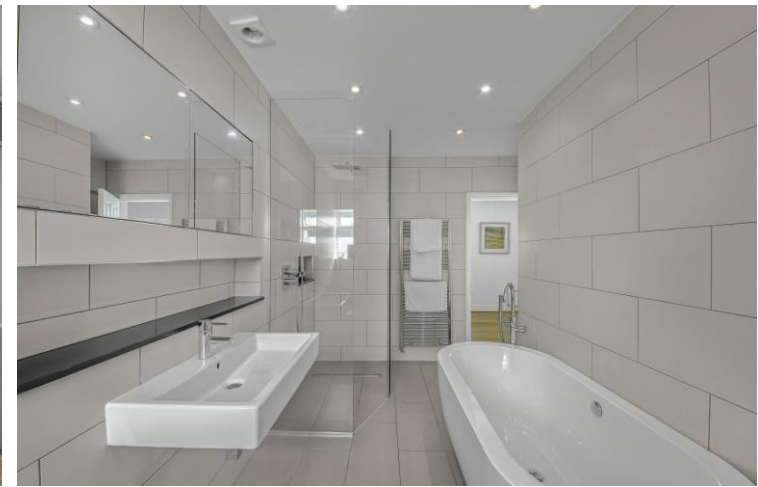




Ruston Mews
Notting Hill, W11

CHESTERTONS





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: £1,450,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Service Charge: £300 p.a. Mews charge

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

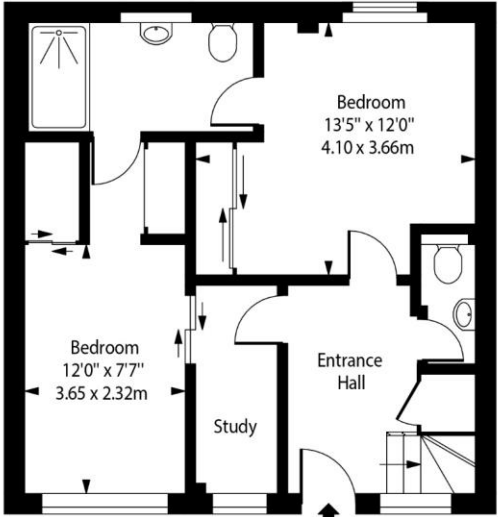
nottinghill@chestertons.co.uk

0203 040 8585

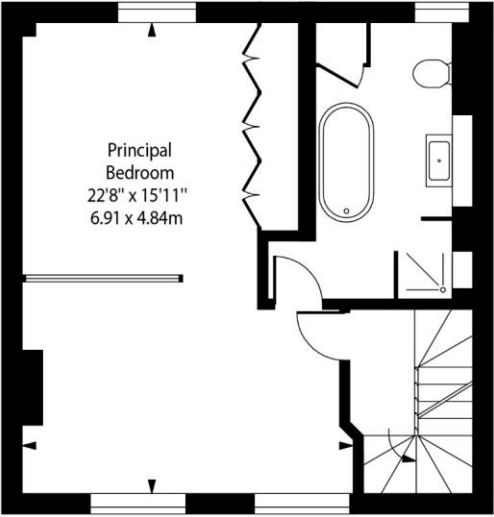
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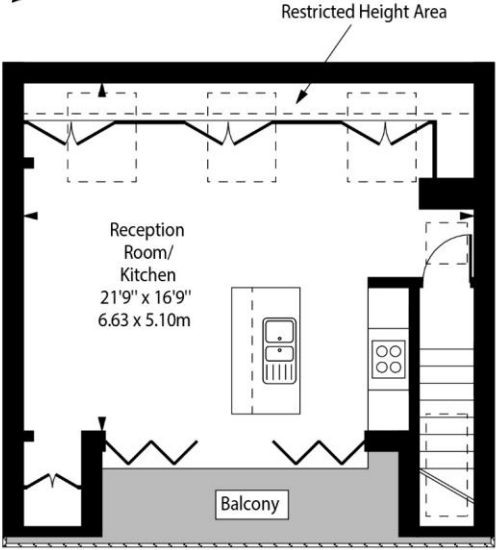
○ - Ceiling Height



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.

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