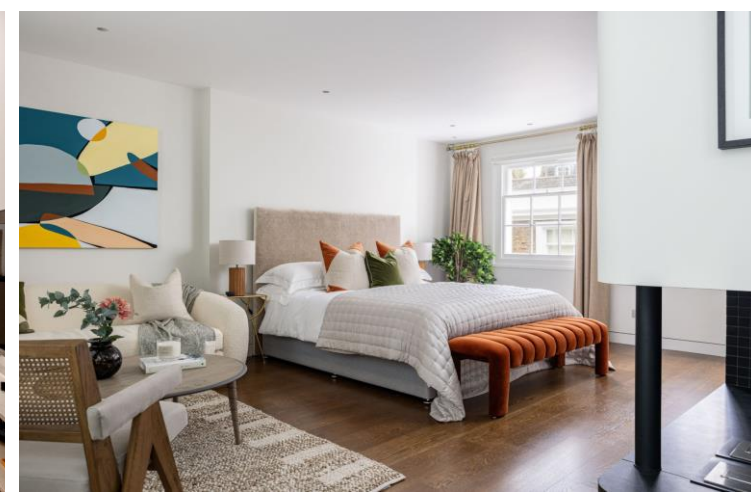




Denbigh Close
Notting Hill, W11

CHESTERTONS





An exceptionally unique, completely refurbished and renovated four bedroom mews, combining two mews into one substantial luxurious home. Located just off Portobello Road and at the very end of the mews, the house sits centrally within the cobbled mews boasting real character, yet has the perfect balance of remaining understated from the exterior.

The house is set over four floors and comprises four bedrooms, four bathrooms, an open plan kitchen/dining room, cinema room, gym room, roof terrace, utility room, incredible wine wall/fridge, additional WC, excellent storage, and parking in front of the house.

The ground-floor presents a bespoke open-plan kitchen with high end appliances and a dining room/reception space, benefiting from a bioethanol fireplace, and window/stable doors that open onto the mews. Due to being at the very end of the mews, sound from Portobello Road is hugely reduced and is extremely discreet.

The first floor is predominantly occupied by the highly impressive principal bedroom with its open corner bioethanol fireplace, en suite marble bathroom, terrace with large glass sliding doors and abundance plenty of light. The roof terrace is located on the upper floor, along with the 4th bedroom. The remaining three bedrooms are arranged across the house on the first floor and ground floor, all featuring high ceilings throughout.

- 4 bedrooms
- 2 reception rooms
- 4 bathrooms
- Mews
- Roof Terrace

£16,000 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)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Minimum Term: 12 months
Deposit Required: £22,153.85
Local Authority: Kensington and Chelsea
Council Tax Band: H
EPC Rating: D
Unfurnished

Chestertons Notting Hill Lettings

30 Ledbury Road
 Notting Hill
 London
 W11 2AB

nottinghilllettingsusers@chestertons.co.uk

02030408588

Denbigh Close, London, W11

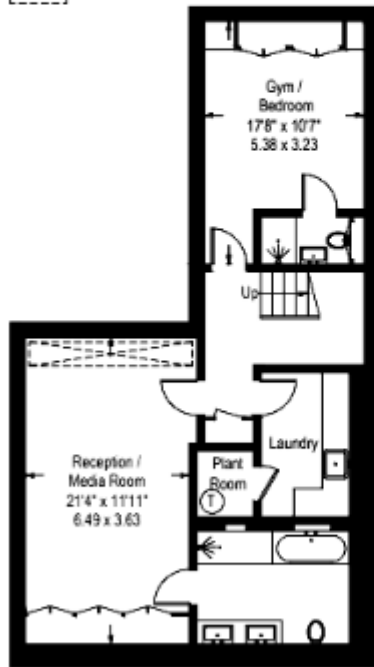
Approximate Gross Internal Area (Excluding Void) = 2482 sq ft / 230.5 sq m

Reduced Headroom = 49 sq ft / 4.6 sq m

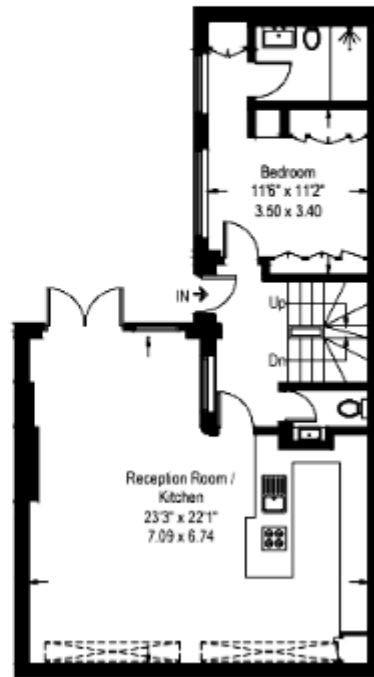
Total = 2531 sq ft / 235.1 sq m



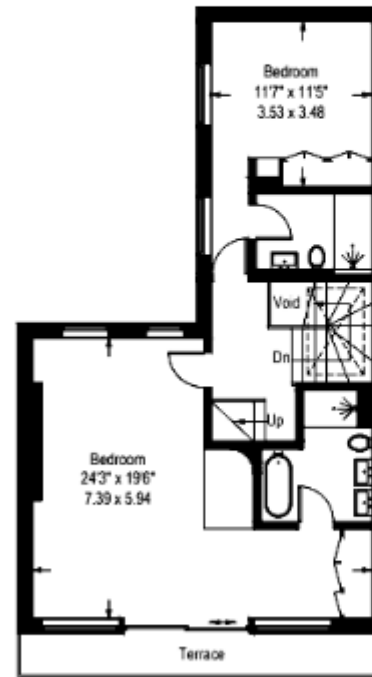
- Reduced headroom below 1.5m / 5'0"



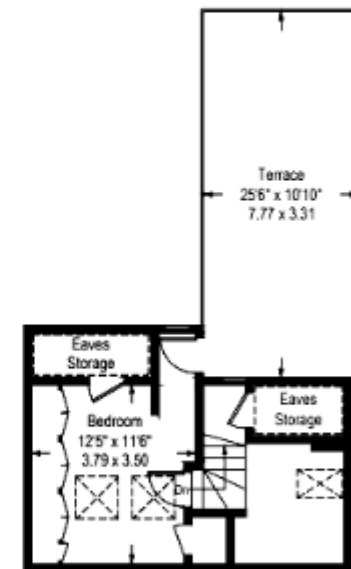
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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