

RIGBY & MERCHANT

“An enchanting three or four bedroom modern mews house, quietly positioned in the heart of Notting Hill, W11.”





Ruston Mews, Notting Hill - W11 1RB
£1,375,000



Tucked away at the preferred end of this picturesque cobbled mews, the house presents with an immediate sense of calm and considered design. A private entrance leads into a beautifully curated interior where traditional detailing and modern sensibility are held in perfect balance. The principal reception room occupies the first floor, where generous proportions and large southerly-facing doors draw in an abundance of natural light, creating an elegant yet welcoming space equally suited to entertaining or more reflective moments. To the rear, the kitchen is thoughtfully arranged and well appointed, offering both practicality and visual appeal. It overlooks a delightful stepped garden, establishing a seamless connection between indoor and outdoor living. The landscaped garden provides a sense of privacy and escape, framed by mature planting and seasonal colour. Two additional south-facing terraces extend the living space further, offering sun-filled settings for relaxation or informal gatherings.

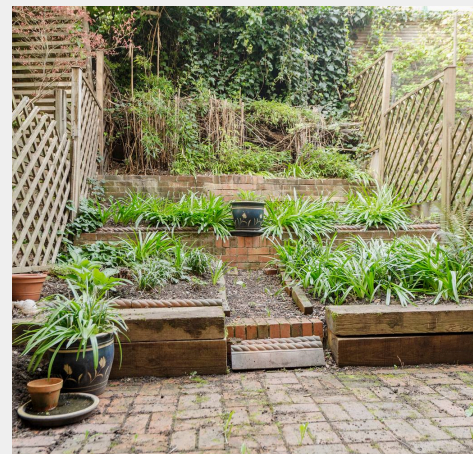
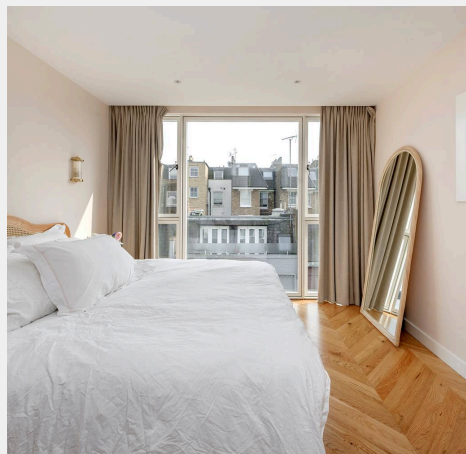
The accommodation is arranged across the ground, second and third floors, with well-proportioned bedrooms and a bathroom on each level, ensuring both comfort and flexibility. An additional storey has recently been created, further enhancing this beautifully composed home.

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

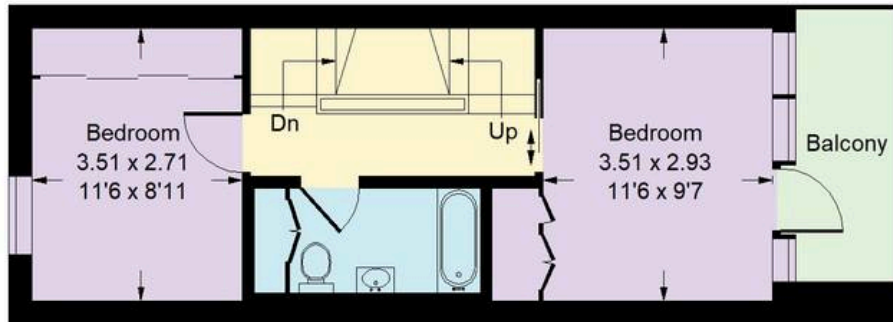
EPC Environmental Impact Rating: D



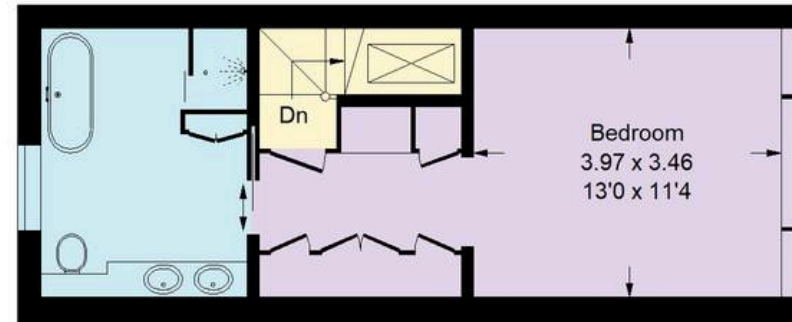


Ruston Mews, W11

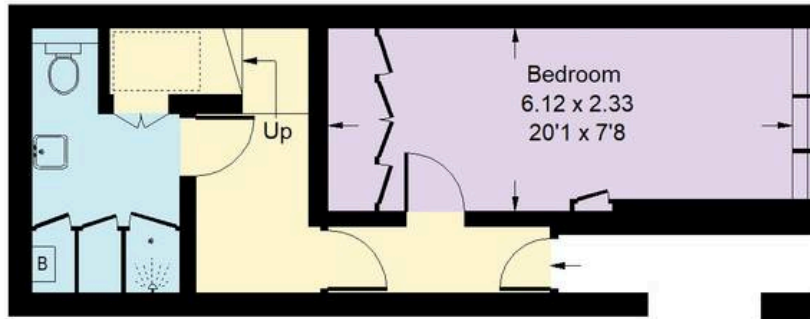
Approx Gross Internal Area
128.2 sq m / 1380 sq ft



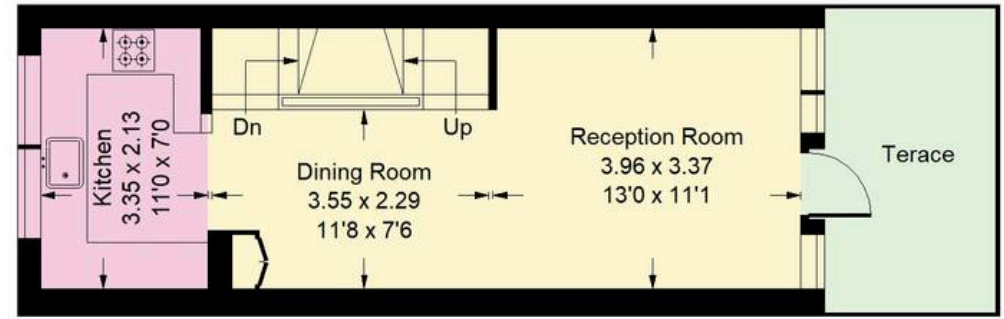
Second Floor



Third Floor



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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.



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