



ST. LUKES MEWS, W11
£2,300,000 FREEHOLD

NUMBER 42 AT ST LUKES MEWS IS UNIQUELY DESIGNED, OFFERING AN EXPANSIVE LIVING AND ENTERTAINING SPACE WITH LUXURIOUS INTERIORS AND STUNNING FIXTURES AND FITTINGS.

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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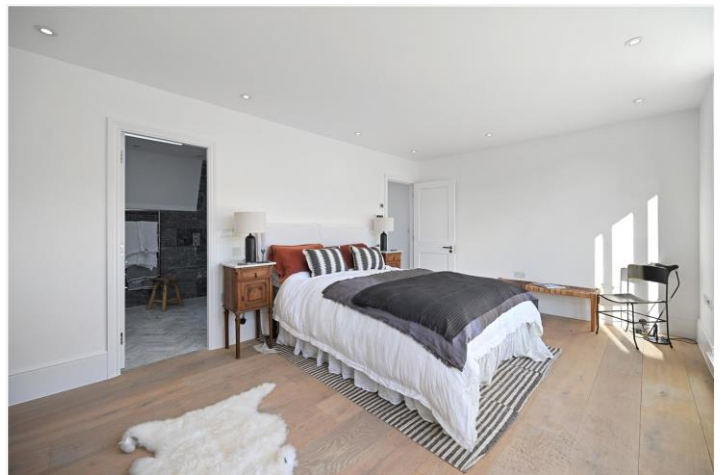


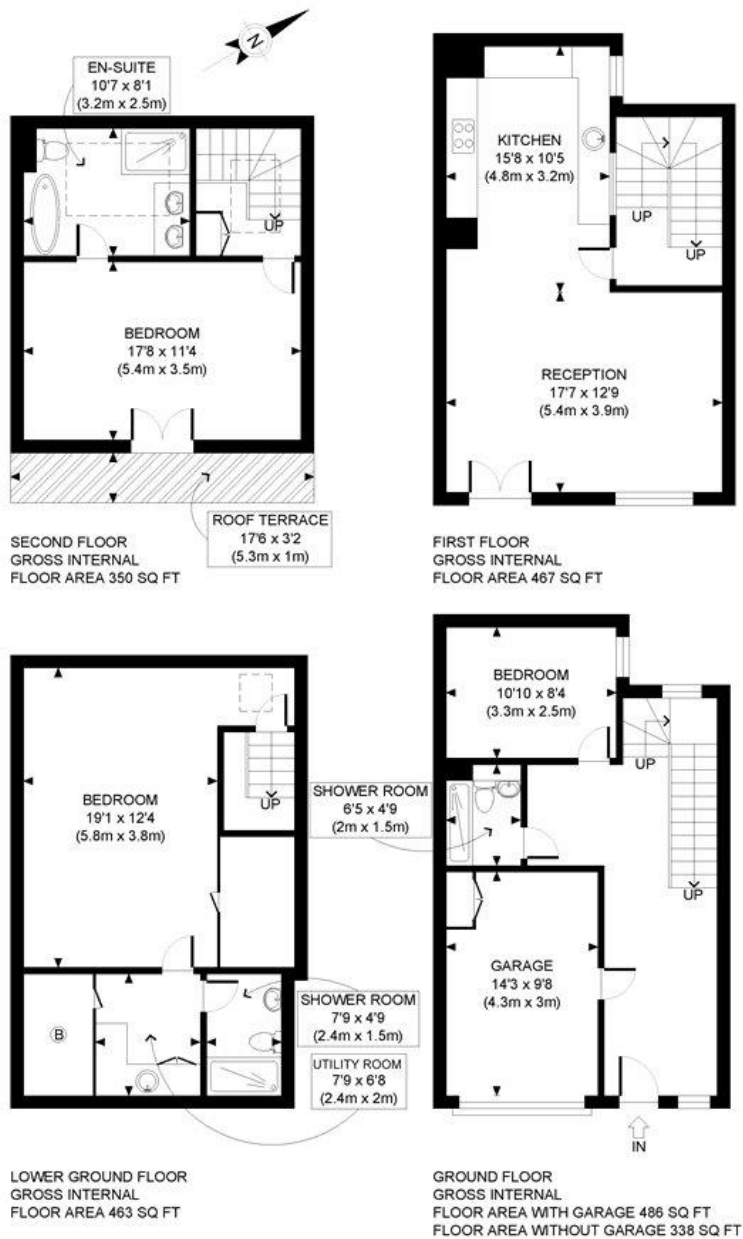
DESCRIPTION:

This generous three-bedroom mews home boasts a large open plan kitchen/dining area which has been created to allow maximum light, creating a wonderful space for family life and more formal entertaining. The kitchen has been created by Rational, award-winning kitchen designers who create timeless and elegant spaces. This meticulously executed work space boasts Miele integrated appliances, Liebherr wine fridge and freezer, porcelain work tops and underfloor heating. The beautiful feature lighting curved staircase winds through the property introducing you to the four floors of accommodation that provide a useful and vast second reception room/bedroom 3 at basement level which can be used as a luxurious entertaining space, living room or a games/cinema room or perhaps both. This space has been created for you to add your own personal touch to the property with a separate shower room and utility spaces. The first floor provides a fabulous open-plan reception room with Juliette balcony and the bespoke helical staircase seamlessly flows to the top floor where your stylish and expansive master suite is situated, with access via bi-fold doors to your private roof terrace. The property enjoys an integral garage which provides further useful floor space.

LOCATION:

St Lukes mews is an enviable address located in the heart of the highly sought after Notting Hill, yet enjoying seclusion on a quiet mews just off Portobello Road. Immediate benefits include excellent restaurants, shopping and transport facilities of Portobello, All Saints and Golborne Roads, Westbourne Grove, and Holland Park, allowing you to return to your quiet sanctuary to relax at the end of the day. Ladbroke Grove underground station is close by and parking is part of the Kensington and Chelsea permit area.





APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1766 SQ FT/ 164 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1618 SQ FT/ 150 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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