

Kensington Park Mews

Notting Hill, W11



**STRUTT
& PARKER**
BNP PARIBAS GROUP

A superb three-bedroom low-built house situated in a gated mews in the heart of Notting Hill.

A unique and, rare to the market non-basement house with two terraces and lateral entertaining space, in a quiet, sought after location.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



FREEHOLD



1,455 SQ FT



**GUIDE PRICE
£2,450,000**



The property

Nestled within this peaceful, gated mews, moments from the vibrant streets of Notting Hill, this attractive house benefits from a large first floor reception room with open plan entertaining space flooded with natural light. There is a charming, south-facing terrace accessed from the reception room. The entire top floor is a large principal suite and benefits from built in storage, an en suite bathroom and a balcony spanning the full width of the house. There are two additional bedrooms on the ground floor plus a family bathroom.


Location

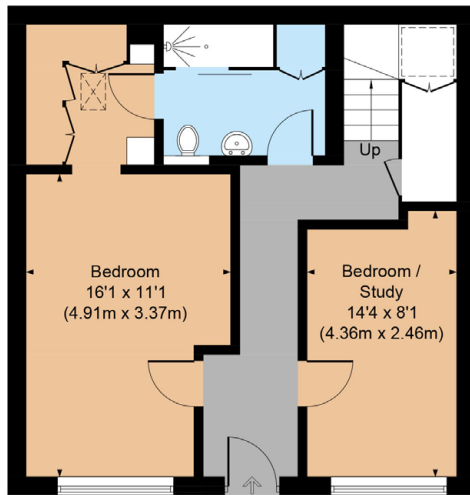
Enviably positioned within an extremely popular gated mews just off of Kensington Park Road, this house benefits from the excellent shopping and transport facilities of Kensington Park Road, Portobello Road and Westbourne Grove as well as the open spaces of Kensington Gardens and Holland Park. The transport links of Ladbrooke Grove (Circle and Hammersmith and City lines) and Notting Hill Gate (Central and Circle and District Lines) are nearby.



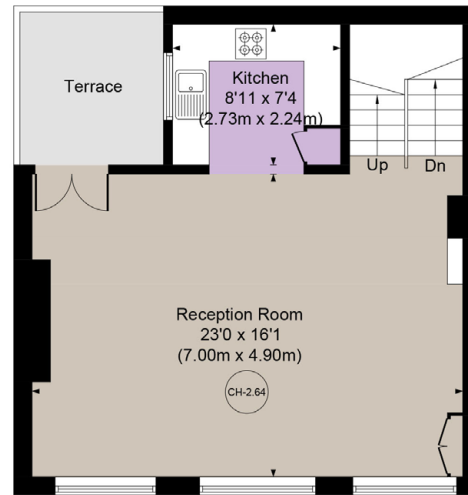




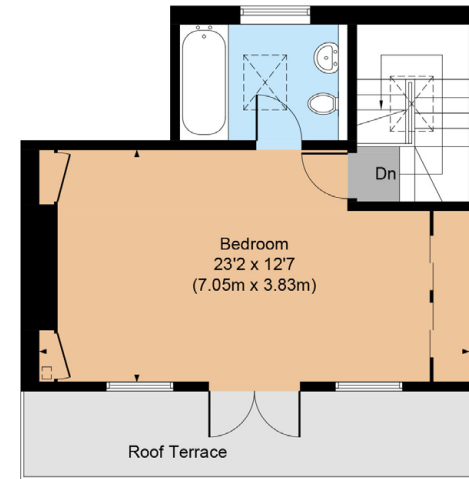
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Floorplans

Gross internal area 1,455 sq ft (135.2 sq m)
For identification purposes only.

General

Tenure: Freehold

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: D

Parking: RBKC residents parking

Broadband: Available

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Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

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