



# St Lukes Mews, W11

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

Ground Floor



# St Lukes Mews, W11

Furnished

£2,750 PW

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A beautifully presented two-bedroom mews house located in the vibrant area of Notting Hill.

Located on the ground floor is a warm and welcoming entrance hall and separate water closet, separated by crittal doors into a farmhouse style kitchen, complete with wood burner and a cosy snug area for those chillier evenings. The first floor is home to a beautifully furnished and tastefully designed sitting area bathed in natural light. This floor also comprises of a double bedroom and en-suite bathroom, perfect for out of town guests to rest.

The top floor encompasses a serene and calm master bedroom, flooded with natural light and an abundance of storage space along with double doors leading to a quaint balcony. The top floor bathroom boasts a beautiful roll top bath and separate shower, traditionally designed to be reminiscent of the history of Mews.

Finally, ascend the stairs to the roof terrace, equipped with outdoor sink, BBQ and seating area.

## LOCATION

This is in one of the prettiest streets in the area. A road away from the famous Portobello Market and a short walk to two Tube stations Ladbroke Grove, Westbourne Park. The property is surrounded by coffee bistro's, delicatessens, and a choice of dining experiences.



First Floor

Second Floor





Ground Floor

First Floor



## FEATURES

Two Double Bedrooms with	Reception Room
Built-in Storage	Kitchen/Dining Room
En Suite Bathroom	Balcony
Shower Room	Roof Terrace

## OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	E
Deposit Amount	£16,500.00


## NEAREST TUBE STATIONS

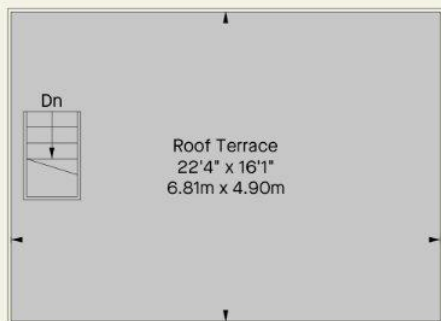
Ladbroke Grove (Circle and Hammersmith & City lines)

# St. Lukes Mews, W11

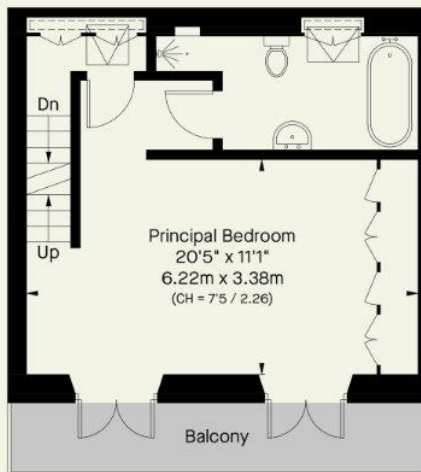
Approximate Gross Internal Area  
1416 FT<sup>2</sup> - 131.6 M<sup>2</sup>  
Including Limited Use Area  
33 FT<sup>2</sup> - 3.1 M<sup>2</sup>



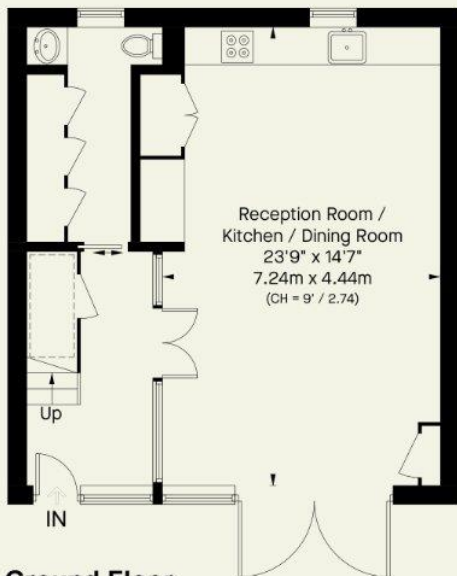
 = Reduced head height below 1.5m



**Third Floor**



**Second Floor**



**Ground Floor**



**First Floor**

Notting Hill  
8 Ladbroke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.