



Octavia Mews, W9

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Ground Floor

External



# Octavia Mews, W9

Freehold

£1,000,000 STC

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An immaculately presented three bedroom house set in a private and gated mews.

Set in a gated mews with private parking, there is an open-plan kitchen/living space on the ground floor and guest cloakroom. The private balcony on first floor leading out from two of the bedrooms is the ideal spot for a coffee in the morning. This house has plenty to offer with the master bedroom and en-suite bathroom across the entire second floor. The condition throughout is fantastic whilst the location provides easy access to Notting Hill, Little Venice and Queens Park.

## LOCATION

There are fantastic weekend markets at both Maida Hill and Salisbury Road. The beautiful Goldborne Road is a short stroll away, just over the canal, whilst Clifton Nurseries and Formosa Street are also nearby, offering an abundance of excellent dining spots.



Ground Floor

Second Floor







First Floor

First Floor



## FEATURES

Kitchen/Reception Room	W/C
Three Bedrooms	Balcony
One En Suite	Parking
One Family Bathroom	Gated Mews

## OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	G

## NEAREST TUBE STATIONS

Westbourne Park (Circle and Hammersmith & City lines) &  
Queens Park (Overground & Bakerloo lines)

## Octavia Mews, W9

Approx. Gross Internal Area \*

1085 Ft<sup>2</sup> - 100.80 M<sup>2</sup>

Approx. Gross Internal Area \*

1141 Ft<sup>2</sup> - 106.00 M<sup>2</sup>

(Including Terrace)



Ensuite  
Shower  
Room  
6'5" x 5'9"  
1.96 x 1.75m

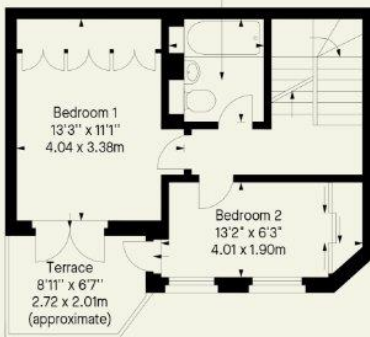


Second Floor



Ground Floor

Bathroom  
6'11" x 6'2"  
2.11 x 1.89m



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Please check all dimensions before making a decision reliant upon them.

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

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

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