



## COLVILLE MEWS, W11

£3,500,000 FREEHOLD

A BEAUTIFULLY REFURBISHED, CONTEMPORARY AND MODERN MEWS HOUSE. CONSISTING OF 3 FLOORS, THIS HOME IS EXTREMELY WELL BALANCED WITH A GREAT LATERAL LIVING SPACE EXTENDING TO 2,073 SQ.FT.

Freehold, 4 Bedrooms, 1 Reception Room, 3½ Bathrooms, House, Garage, 2073 Approx Sq Ft

**Winkworth**



## DESCRIPTION:

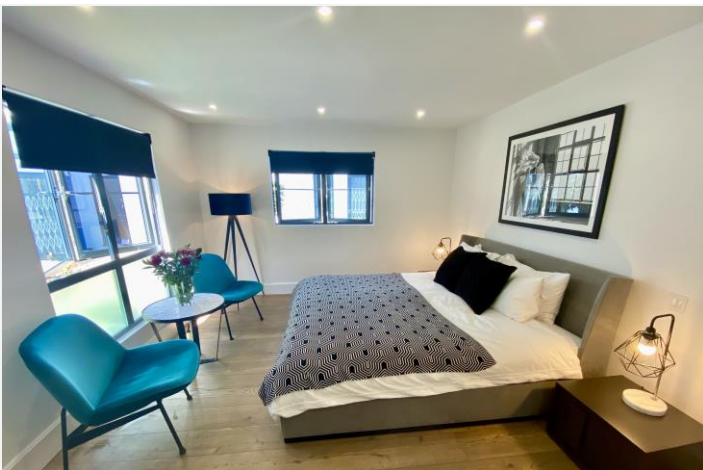
Centrally located in Notting Hill and only a short walk to Notting Hill Gate tube station, this covetable home is only a short stroll from the area's best boutiques and eateries. Situated on a traditional cobbled mews, the property provides a tranquil and quiet escape from the hustle and bustle of central London. The property has the benefit of air conditioning and Nest underfloor heating. The accommodation comprises, on the ground floor powder room, self-contained large double bedroom with en-suite, cloakroom, Utility room with generous storage space, single garage/additional reception room. On the first floor there is a spacious air-conditioned Master Bedroom with walk in closet and en-suite shower room there are two further double bedrooms and bathroom. On the second floor is a fully air-conditioned living area with an impressive glass vaulted roof, large new contemporary kitchen with breakfast bar, dining area and sitting area which leads to South/West facing terrace accessible through large sliding glass doors. We understand that a basement extension could be added subject to all necessary approvals.

## LOCATION:

Colville Mews is an ideal Notting Hill location. A peaceful cobbled mews tucked in behind the most fashionable stretch of Westbourne Grove with many of Notting Hill's most fashionable boutiques and restaurants a short stroll away.

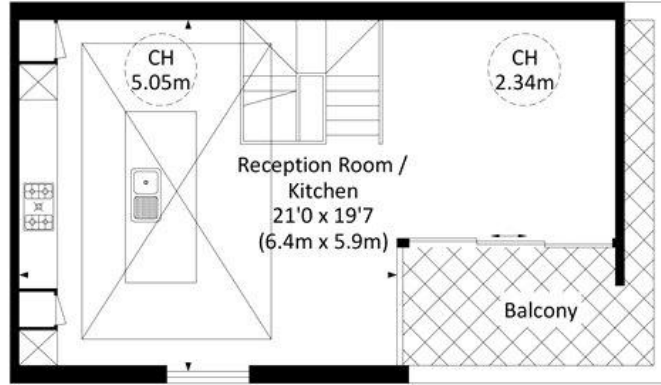
## LOCAL AUTHORITY:

Royal Borough of Kensington and Chelsea

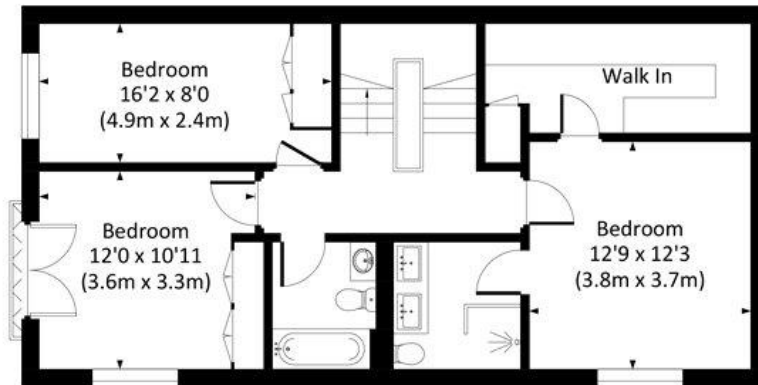


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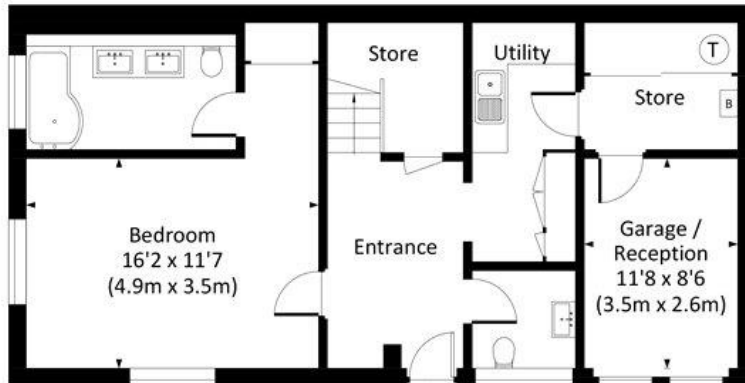
Approx. gross internal area  
2073 Sq Ft. / 192.6 Sq M.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2020 www.dowlingjones.com 020 7610 9933

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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	84
England, Scotland & Wales	
EU Directive 2002/91/EC	

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See things differently

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