Princes Mews

NOTTING HILL, W2

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Set behind a traditional facade this 3 bedroom contemporary mews house is for sale in a quiat corner of Notting Hill W2 close to Kensington Gardens.

The property, which has a southerly aspect to the front, also has a large skylight and glass stairwell that allows light to flood all levels of the house. The reception room, and kitchen both occupy there own floors with the top floor dedicated to a sumptuos master bedroom suite. The middle floor offers two bedrooms a bathroom and storage.

Features of the property are underfloor heating, built-in speakers, Danish wood flooring, a German manufactured kitchen, high-tech appliances and security as well as intelligent lighting and air conditioning.

Princes Mews is located just off Hereford Road in the heart of Notting Hill and a short walk from all the bars, restaurants and boutiques of Westbourne Grove and W11, as well as Notting Hill Gate and its transport connections. It is also around 500 meters from Kensington Palace Gardens.

PRICE:	£2,500,000
TENURE:	FREEHOLD
LOCAL AUTHORITY:	WESTMINSTER
ENERGY RATING:	B

NOTTING HILL OFFICE
T 020 7221 4805
205 WESTBOURNE GROVE, LONDON, W11 2SB
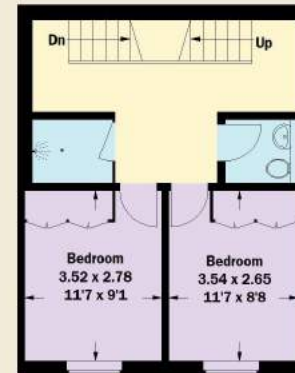E NOTTINGHILL@BECTIVE.CO.UK
WWW.BECTIVE.CO.UK

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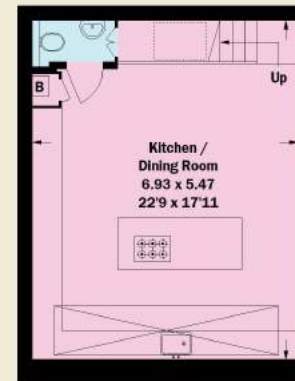Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft
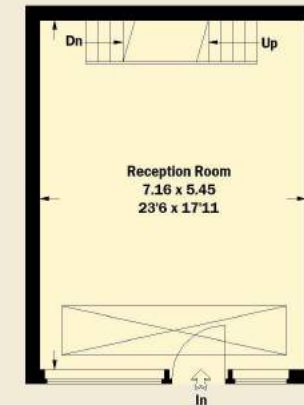
= Reduced headroom below 1.5 m / 5'0

First Floor

Bedroom
3.52 x 2.78
11'7 x 9'1

Bedroom
3.54 x 2.65
11'7 x 8'8

Second Floor

Bedroom
5.50 x 5.45
18'1 x 17'11

Lower Ground Floor

Kitchen / Dining Room
6.93 x 5.47
22'9 x 17'11

Ground Floor

Reception Room
7.16 x 5.45
23'6 x 17'11

In

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

BECTIVE
—LESLIE MARSH—