



Located in the heart of Notting Hill, a rare opportunity to acquire an incredible live/work space with three bedrooms and a roof terrace.

**Powis Mews, London, W11**

£7,500,000 Freehold



- Architecturally designed live/work space
- Extremely unique and rare home arranged over four floors
- Private south facing roof terrace
- Benefits from an abundance of natural light throughout
- Enjoys a very central Notting Hill location

**About**

Tucked away on this cobbled mews in the heart of Notting Hill is this incredible live/work space. 5,500 sq ft has been arranged over four phenomenally architecturally designed floors, giving the property a sense of vast space and volume. On the lower floors are the ground and basement work spaces that are flooded with natural light.

Accessed via a private entrance and impressive entrance hallway is a bright and spacious family apartment, located on the higher floors. Here, there are two outstanding open-plan living areas with a modern kitchen and three bedrooms which includes the principal bedroom with en suite. This highly unique and incredibly rare freehold property also includes a private and sizeable south facing roof terrace and integral garage.

**Location**

Powis Mews is a secluded street in the heart of Notting Hill and it is conveniently located for the many boutiques, bars and restaurants of Ledbury Road and Westbourne Grove.

Notting Hill Gate Underground is 0.7 miles from the mews and Westbourne Park Underground is 0.4 miles away.

All distances are approximations.

**Tenure** - Freehold

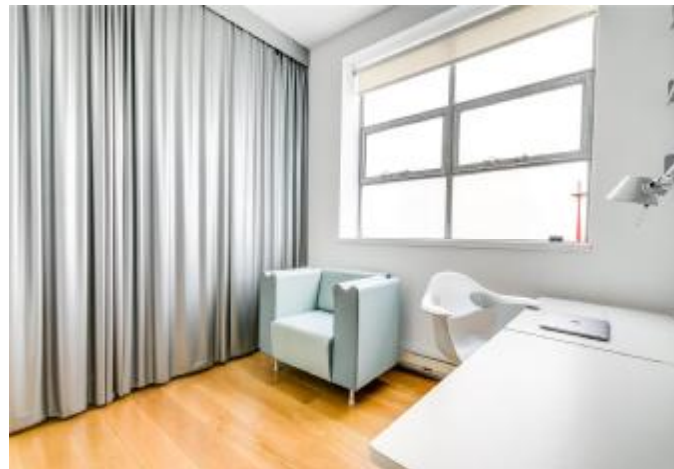
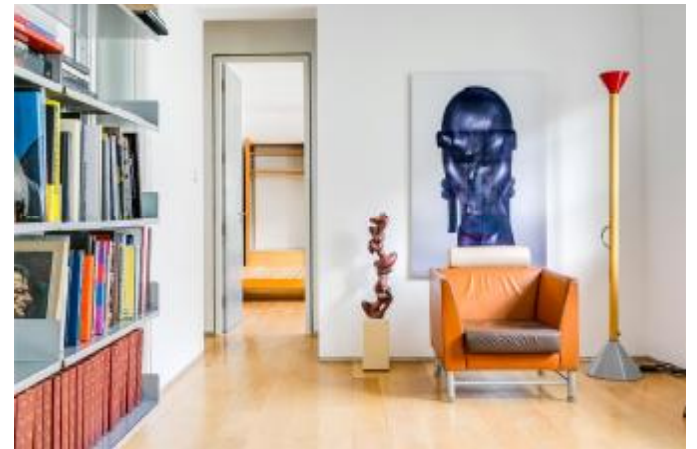
**Local Authority** – The Royal Borough of Kensington & Chelsea

**Energy Performance**- EPC Rating = C

**Viewing** - All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.  
Telephone: +44 (0) 207 727 5750.







**Powis Mews, London, W11**

**Gross Internal Area** 5442 sq ft, 505.6 m<sup>2</sup>

**Alister Sherwood**

Notting Hill

**+44 (0) 207 727 5750**

asherwood@savills.com



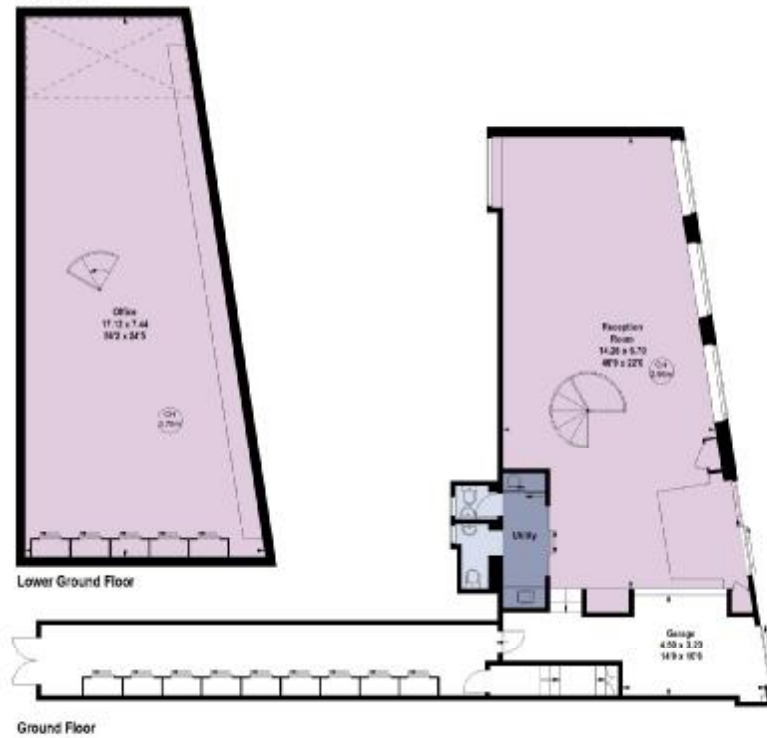
savills

savills.co.uk

**Powis Mews, W11**

Gross internal area (approx) 505.56 sq m / 5442 sq ft  
(Excluding Void & Including Garage)

Key  
CH - Ceiling Height



For Identification Only. Not To Scale.  
© Click London Limited



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	75
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210804IBRE

