



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

Powis Mews, London, W11

£7,950,000 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 this property

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.

Local Information

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

Royal Borough of Kensington & Chelsea

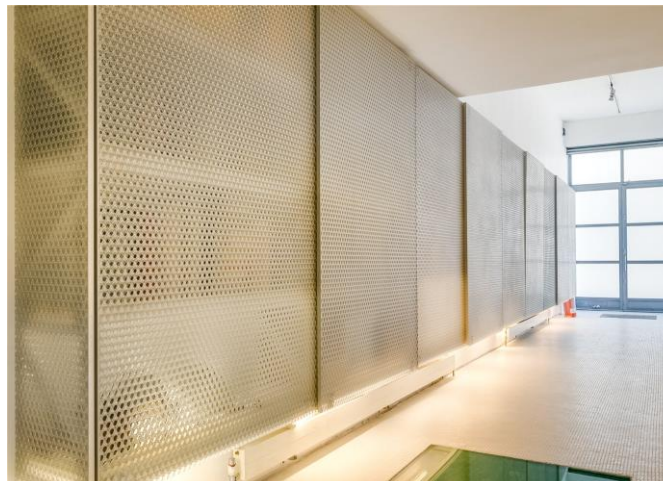
Energy Performance

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, 505.56 m²

Chris Shaw
Notting Hill
+44 (0) 207 727 5750
christopher.shaw@savills.com

onTheMarket.com | savills | savills.co.uk

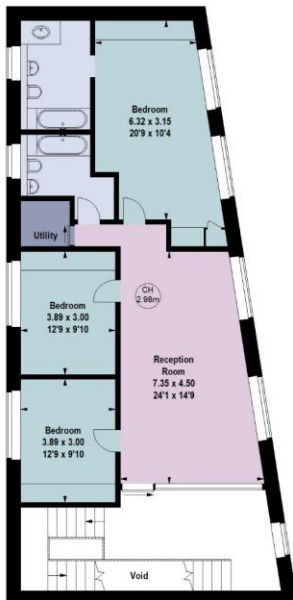
Powis Mews, W11

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

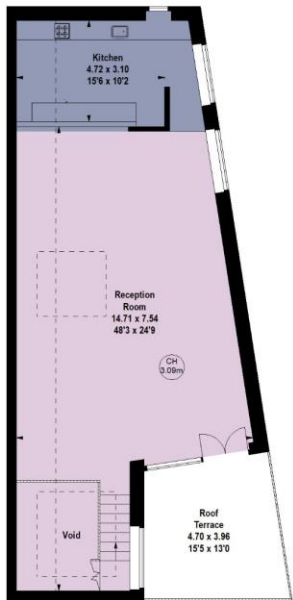
Key:
CH - Ceiling Height



For Identification Only. Not To Scale.
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First Floor



Second Floor

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

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