



## **RUSSELL SIMPSON**

Beautifully designed three-bedroom  
mews house with garage in Notting  
Hill

WELLINGTON CLOSE  
NOTTING HILL W11

Wellington Close

£3,500,000

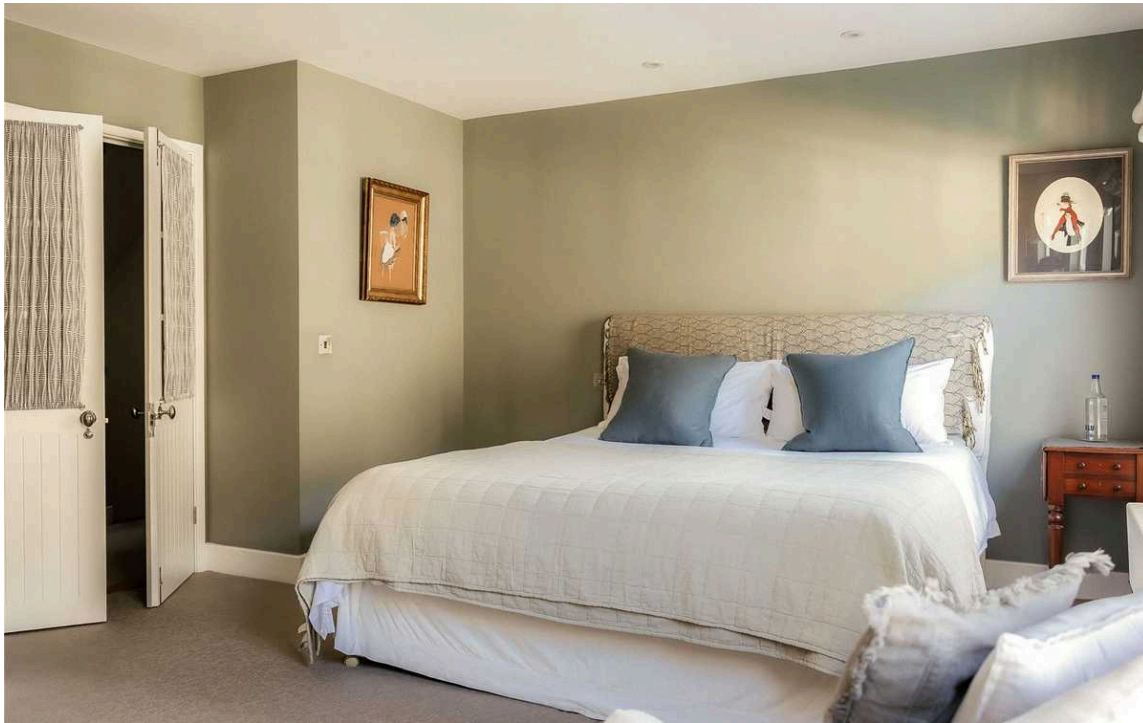
BEDROOMS 3	INTERNAL 1,936 SQ FT	OUTDOOR 144 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 3	179 SQM	EPC C	TENURE Freehold

# The Property

Modern house with south-facing roof terrace on a quiet mews close to Ledbury Road

Entering the house on the ground floor, the entrance hall leads through to a front sitting room. From here, one door opens onto the garage, while another gives access to the guest WC.





## Indoor Spaces

The first floor features a principal bedroom with inbuilt storage and a well-proportioned ensuite bathroom, as well as a second bathroom. Meanwhile, the second floor is entirely occupied by an open-plan kitchen and reception room, its dining area lit by an internal balcony and overhead skylight. Finally, the third floor contains a study and access to the roof terrace.

The lower ground floor includes two more bedrooms, sharing a bathroom with shower and bath. The whole property has been recently refurbished, its calm interiors presenting in good condition and adding to the sense of light and space throughout.



# The Design



Russell Simpson



Wellington Close



## Outdoor Spaces

The property includes a top-floor, south-facing roof terrace with enough space for outdoor eating. In addition, there is a garage with parking for one car.

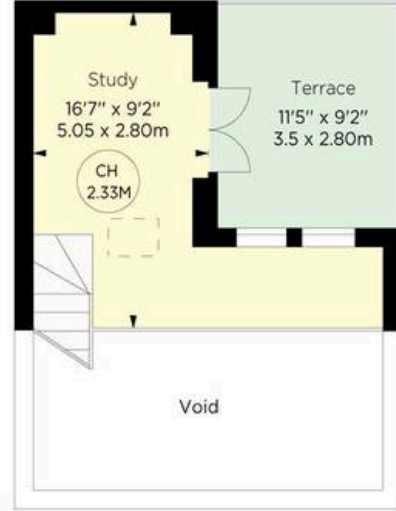


## The Neighbourhood

Wellington Close is a cobbled mews in the heart of Notting Hill, with the neighbourhood's many restaurants and shops in walking distance. In particular, the independent boutiques of Ledbury Road and Portobello Road are close, while Notting Hill Gate and Westbourne Park underground stations are both easily reached.



SECOND FLOOR



THIRD FLOOR

## Wellington Close, W11

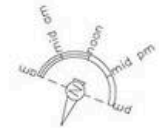
**RUSSELL  
SIMPSON**

**Approximate gross internal area**  
1936 sq ft / 197.85 sq m

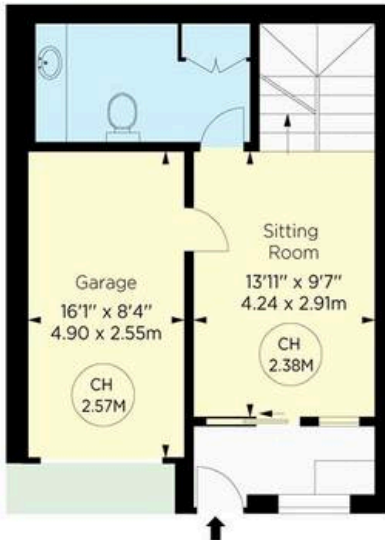
**Approximate outdoor area**  
144 sq ft / 13.41 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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**ALEX  
WINSHIP**  
Photography

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**APCS** Certified Property Measure



**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)