



RUSSELL SIMPSON

Exquisitely designed two-bedroom
mews house to rent moments away
from the Portobello Road

PEMBRIDGE MEWS
NOTTING HILL W11

Pembridge Mews

Let

BEDROOMS 2	INTERNAL 2,529 SQ FT 234 SQM	OUTDOOR 276 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC, G



The Property

Superbly renovated mews house with bright, spacious and sophisticated contemporary interiors





Entertaining Spaces

Entering this unique house on the ground floor, steps lead down to a generous living area. This includes an open-plan kitchen with a central island, marble-topped work surfaces, and a separate dining area. Furthermore, double French doors open onto the garden, while an overhead skylight floods this space with light. This level also features a convenient pantry, a guest WC and a cloakroom with storage space.

Reception Room

Downstairs, a reception room occupies the entire lower ground floor. As well as a seating area and a modern fireplace, this floor features a utility room and another guest WC.





Indoor Spaces

The mezzanine floor offers a principle bedroom with a well-proportioned ensuite bathroom. Meanwhile, the first floor contains a second bedroom and an ensuite bathroom with a bath. A stylish study with crittal glass walls completes this floor, allowing light to spread throughout the upper storey.



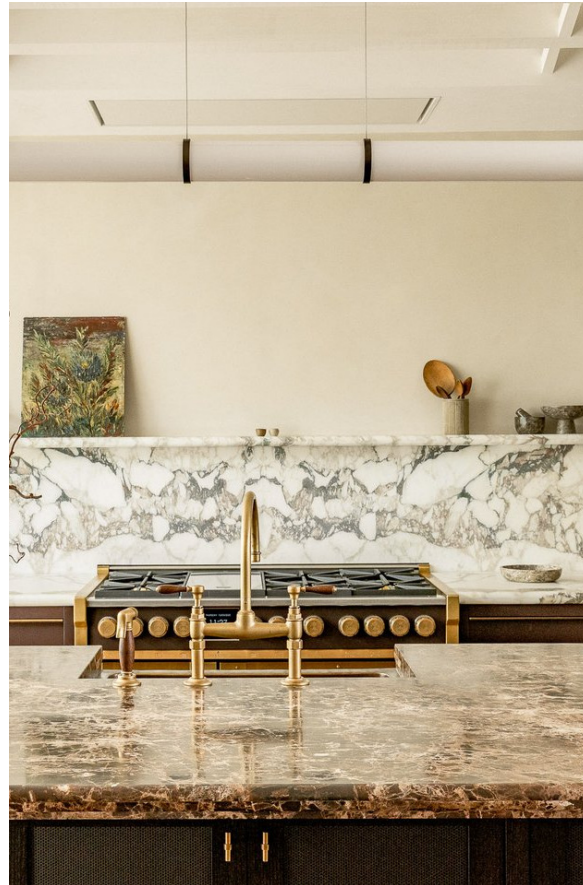


Outdoor Spaces

The house includes a paved, south-facing rear garden with planted borders, an installed barbeque and enough space for outdoor seating.

The Design

The house has been designed with exceptional care to maximise the brightness and space throughout. Its interiors were renovated to an exceptionally highest standard with tasteful natural materials and a sophisticated contemporary design. Air conditioning, underfloor heating and an installed sound system add to the overall comfort and convenience.





The Neighbourhood

Pembridge Mews is a cobbled cul-de-sac leading off Pembridge Crescent. It is lined with colourful, cottage-like mews houses in a range of colours.

From here, the many restaurants and independent boutiques of Notting Hill are close. In addition, Notting Hill Gate underground station is also nearby. Finally, the open spaces of Kensington Gardens and Hyde Park are a short walk away.

Pembridge Mews, W11

Approximate area
2529 sq ft / 235.0 sq m
(Excluding Voids)

Including limited use area
(62 sq ft / 5.8 sq m)

Approximate external area
277 sq ft / 25.7 sq m

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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.



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