



RUSSELL SIMPSON

Beautifully designed modern mews
house with garage to rent in Notting
Hill

WELLINGTON CLOSE
NOTTING HILL W11

Wellington Close

£5,000 _{P/W}

BEDROOMS 3	INTERNAL 1,936 _{SQ FT} 179 _{SQM}	OUTDOOR 144 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX Westminster City, H

The Property

Three bedroom house with south-facing roof terrace on a quiet mews close to Portobello Road



img 1

Dining Room

img 2

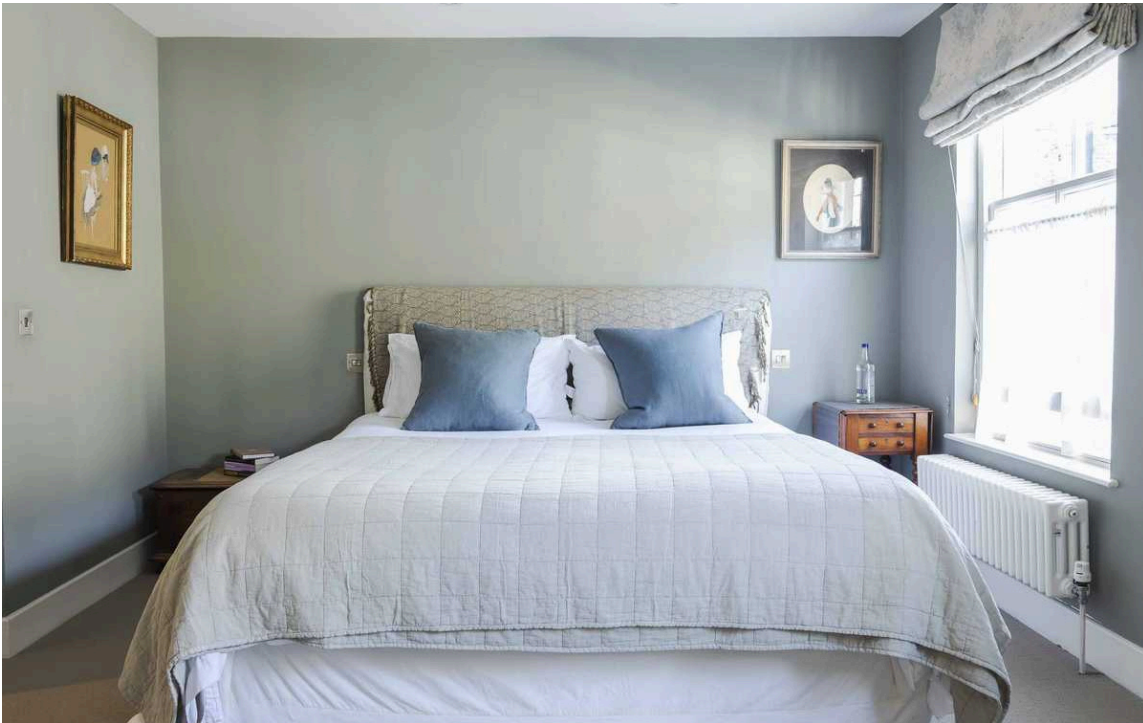
Kitchen



Indoor Spaces

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

The second floor is entirely occupied by an open-plan kitchen and reception room, with a dining area and a wide window. Meanwhile, the third floor offers a study and access to the roof terrace.



The Bedrooms

The first floor contains a principal bedroom with inbuilt storage and a well-proportioned ensuite bathroom, as well as a second bathroom. The lower ground floor includes two more bedrooms, sharing a bathroom with shower and bath. The whole property has been recently refurbished and is presented fully furnished.

img 1

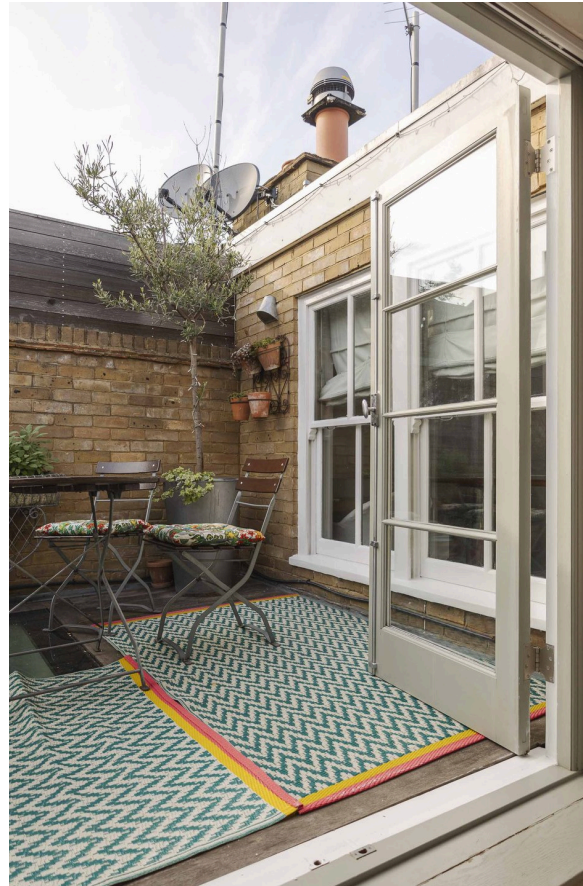
Principal Bedroom



Outdoor Space & The Neighbourhood

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.

Wellington Close is a cobbled cul-de-sac with the feel of a mews. It is located in the heart of Notting Hill, with the neighbourhood's many restaurants and shops within walking distance. In addition, Notting Hill Gate and Westbourne Park underground stations are both easily reached.

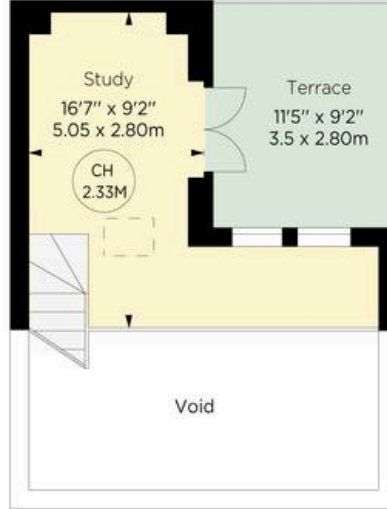


img 2

Terrace



SECOND FLOOR



THIRD FLOOR

Wellington Close, W11

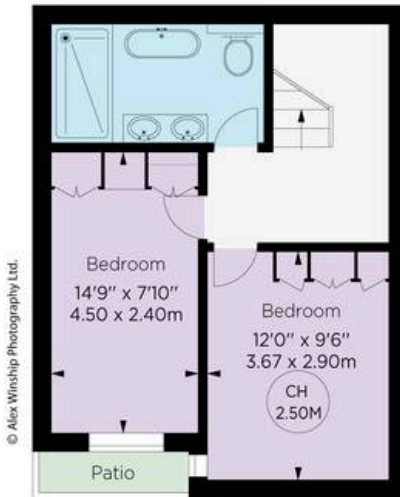
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Approximate gross internal area
1936 sq ft / 197.85 sq m

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.

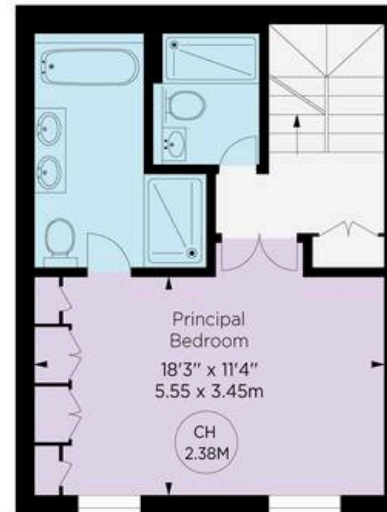
Key :
CH - Ceiling Height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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**ALEX
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Photography

*For the purposes only, for use in publication documents. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of BS 5521 Code of Measuring Practice.

M **APCS** **Satisfied
Property
Measure**

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