

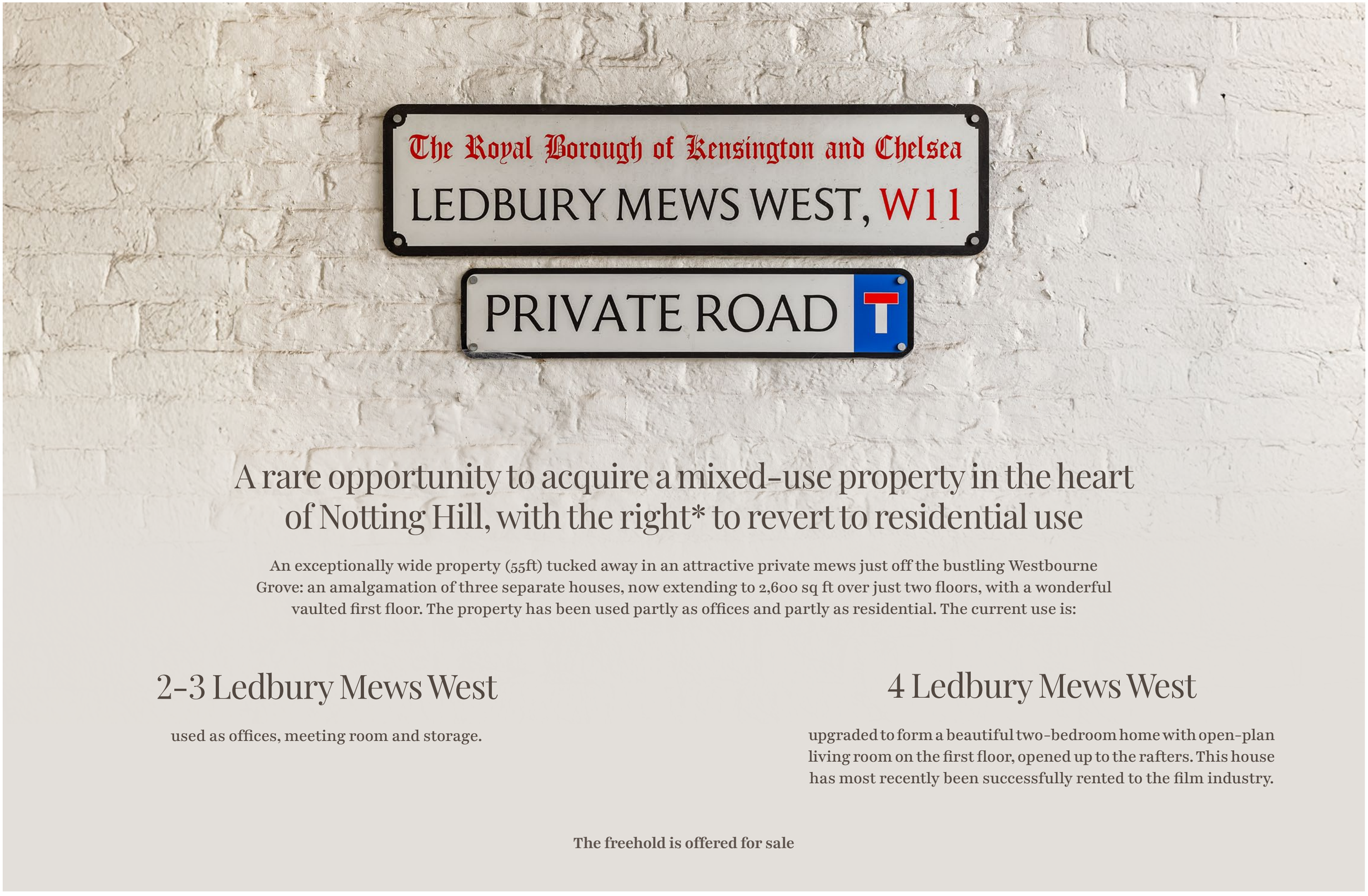
2-4 Ledbury Mews West

NOTTING HILL W11

2–3 LEDBURY MEWS WEST



LEDBURY MEWS WEST



A rare opportunity to acquire a mixed-use property in the heart of Notting Hill, with the right* to revert to residential use

An exceptionally wide property (55ft) tucked away in an attractive private mews just off the bustling Westbourne Grove: an amalgamation of three separate houses, now extending to 2,600 sq ft over just two floors, with a wonderful vaulted first floor. The property has been used partly as offices and partly as residential. The current use is:

2-3 Ledbury Mews West

used as offices, meeting room and storage.

4 Ledbury Mews West

upgraded to form a beautiful two-bedroom home with open-plan living room on the first floor, opened up to the rafters. This house has most recently been successfully rented to the film industry.

The freehold is offered for sale

2-3 LEDBURY MEWS WEST



2-3 Ledbury Mews West

Two large first-floor reception rooms

Bathroom

Kitchen

Ground-floor reception room

Two garages which are currently used as additional office and storage

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2–3 LEDBURY MEWS WEST



2–3 LEDBURY MEWS WEST





4 LEDBURY MEWS WEST

4 Ledbury Mews West

Principal bedroom with built-in wardrobes

Second bedroom

Shower room

Open-plan living space with kitchen

Small balcony

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4 LEDBURY MEWS WEST



4 LEDBURY MEWS WEST



*Planning & development potential

The local authority has granted certificates of lawfulness confirming the current office use of numbers 2-3 and residential use of number 4. It is our understanding that an application for change of use of numbers 2-3 from offices to a home may be made using permitted development rights under Class MA, Part 3 of the town and Country Planning (General Permitted Development) (England) Order 2015.

Note the site is not subject to Class MA Article 4

Previously granted planning consent for an additional floor with a mansard roof has lapsed and might possibly be resurrected.

Terms

Tax: It is understood that 'mixed-use' should apply for stamp duty (SDLT) purposes, but purchasers should make their own enquiries.

The property has not been elected for VAT.

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: A single council tax (band H) is levied at present

Parking: Residents in this private street customarily park outside their homes, provided access into and out of the mews remains unobstructed.

LEDBURY MEWS WEST



First Floor



Ground Floor

IMPORTANT NOTICE Please be aware that descriptions of property are inevitably subjective. Those given here are intended to be fair and accurate, but they are prepared for guidance only and do not form part of any offer or contract. No responsibility is taken for errors, omissions or mis-statements. Plans are for guidance only and must not be relied upon as statements of fact. Areas, measurements or distances referred to are approximate only. It should not be assumed that items shown in photographs will remain at the property. Pereds make no representations nor give any warranty whatever either during negotiations, in particulars, or elsewhere.

Approximate Gross Internal Area

2,527 sq ft / 235 sq m
including loft over kitchen

2,393 sq ft / 222 sq m
excluding loft over kitchen

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1,638 sq ft / 152 sq m

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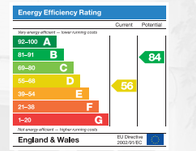
869 sq ft / 81 sq m
including loft over kitchen

735 sq ft / 68 sq m
excluding loft over kitchen

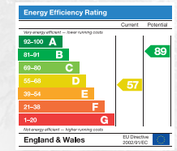
CH: Ceiling height

For guidance only and must not be relied upon as statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the RICS Code of Measuring Practice).

This floorplan has been supplied to The Brochury by Pereds



2-3 Ledbury Mews West



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