



Wellington Close
NOTTING HILL, LONDON W11

£3,000,000



Tucked away on a charming mews just moments from Ledbury Road and Westbourne Grove, this beautifully designed home is arranged over five floors and offers light filled interiors with a strong emphasis on entertaining.

Upon entering, you are welcomed into a generous foyer with double sliding doors opening to the internal garage. This versatile space has been cleverly redesigned to function as a gym, office, or additional entertaining area. A guest bathroom and separate laundry room complete the ground floor.

A striking cantilevered glass staircase, imported from Italy, connects all levels and allows natural light to flow throughout the house.

The basement level features a large cinema room with an arched ceiling, projector, full shower room, bar area, and ample storage. An internal glass wall can be converted to a fully frosted screen, providing complete privacy—ideal for use as guest accommodation if required. A half landing hosts a dedicated office space with fitted desks and shelving.





The first floor is home to an elegant open plan kitchen, living, and dining area, complete with bespoke joinery and a fireplace. On the second floor, there is a principal bedroom with a full en suite bathroom. The top floor offers a further double bedroom with its own bathroom, along with access to a charming sun terrace with an electric awning.

Throughout the property, there is air conditioning and integrated Sonos speakers on every floor, including the terrace.

Find the content on Instagram @Kate_the_agent





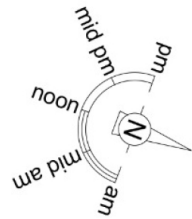




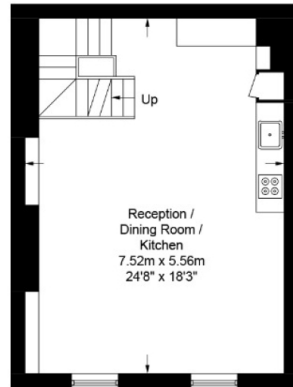
Wellington Close, W11

Approximate Gross Internal Area = 2080 sq ft / 193.2 sq m

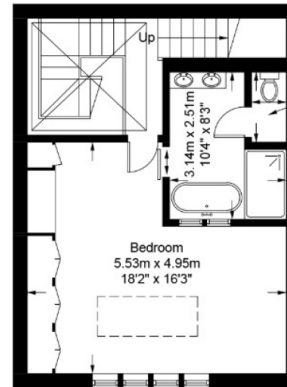
Restricted Height = 50 sq ft / 4.7 sq m



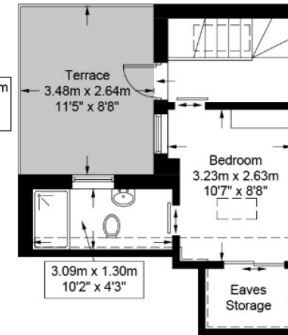
= Reduced headroom below 1.5m / 5'0"



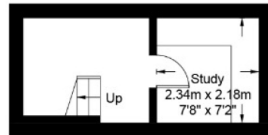
First Floor



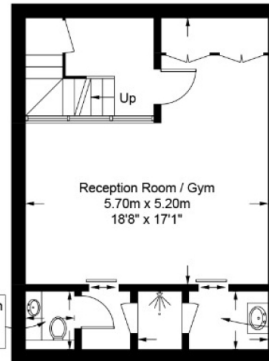
Second Floor



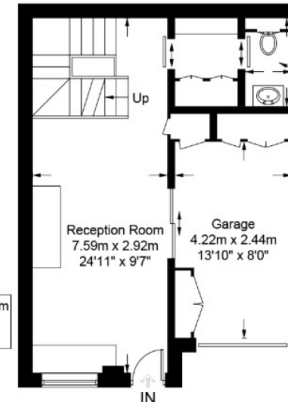
Third Floor



Lower Ground Floor



Basement



Ground Floor

1.22m x 1.05m
4'0" x 3'5"
(Approx)

2.80m x 1.22m
9'2" x 4'0"
(Approx)

1.90m x 0.96m
6'3" x 3'3"

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Particulars

Property

Wellington Close, Notting Hill, London W11
£3,000,000

Rooms



2



3



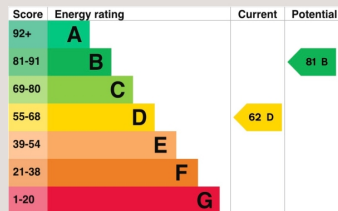
3

Features

- Stunning mews house
- Footsteps to Westbourne Grove
- 2-3 bedrooms, 3.5 bathrooms
- 3 entertaining space plus office

Information

Council Tax



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