

## Colville Mews, W11

Landstones are proud to bring to the market this architecturally designed and meticulously finished mews house. Tucked away on a beautiful, cobbled mews in the very heart of Notting Hills Westbourne Grove district.

This modern 4-bedroom, 5-bathroom mews house is set over 5 floors allowing for a versatile range of layouts and configurations of the living space. With over 2,700 sq. feet of floor space, this house is perfect for a family but also can be configured to provide a luxurious and cosy Pied a Terre for someone looking to reside on this guiet street for a few days a week.

The basement level had been constructed to give exceptional ceiling heights, allowing maximum use of light and space. A bespoke gallery wall has been installed creating an impressive space for a gym or cinema area and additional storage. Future proof CAT 6+ cable has also been installed and the house wired for sound and internet access

Four generous bedrooms, three of them with en-suite bathrooms complete the house as you move upwards towards the impressive top floor master bedroom. The master suite itself has a large fully fitted out walk-in wardrobe and also features a mezzanine level underneath a large mechanically opening skylight. The mezzanine level further extends the versatility of the house which is currently set up as a fantastic home office, the space can also become a reading snug or TV area.

We highly recommend a viewing of this property to fully understand the fantastic location and impressive space.

Tenure: Freehold

Four Bedroom, Mews House, Garden, High Ceilings, Basement, Future Proof, Home Office, Modern Design

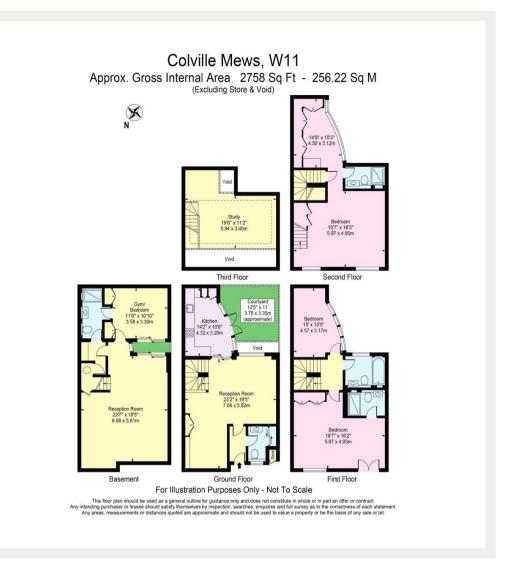
**Asking price:** £4,750,000

020 7096 9476 contact@landstones.co.uk









Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a quide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



