



Wellington Close

Notting Hill, W2

A fabulous, contemporary mews house in the heart of Notting Hill with a garage and rooftop terrace.



2 RECEPTION ROOMS



2 BEDROOMS



3 BATHROOMS



FREEHOLD



2,122 SQ FT



**ASKING PRICE
£3,000,000**



GARAGE



The property

Presented in immaculate condition throughout, this is a beautifully appointed house which provides outstanding, lateral entertaining space, hardwood flooring, air conditioning and an integrated garage.

Location

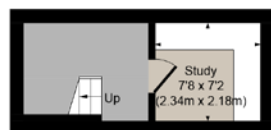
Situated just off the junction of Ledbury Road and Westbourne Road, perfectly positioned in one of Notting Hill's most desirable neighbourhoods, you are just moments from acclaimed local favourites including The Walmer Castle, The Ledbury, Granger & Co, Dorian restaurant, Core by Clare Smyth and Daylesford Farm Shop. Green spaces of Kensington Gardens are close by, and Notting Hill Gate underground station (Central, Circle & District Lines) is only 0.6 miles away, providing excellent connectivity.



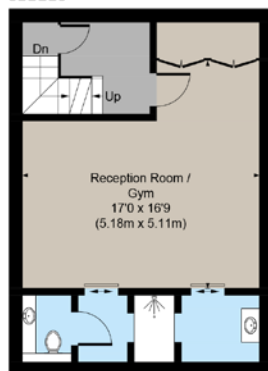




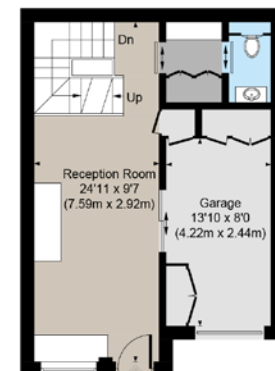
= Reduced headroom below 1.5m / 5'0"



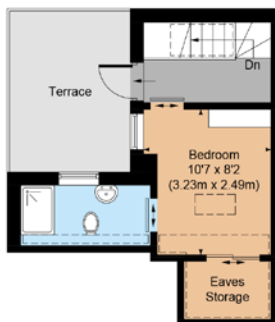
Basement Floor



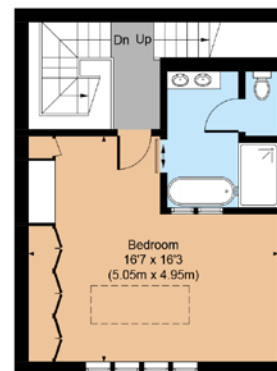
Lower Ground Floor



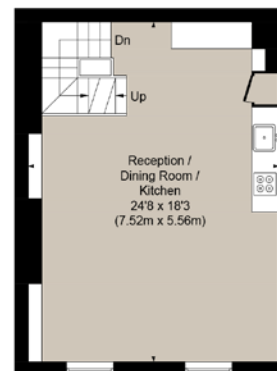
Ground Floor



Third Floor



Second Floor



First Floor

Floorplans

Gross internal area 2,122 sq ft (197.14 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: Westminster

Council Tax: Band H

EPC Rating: B

Parking: Residents Parking & Garage

Broadband: Available

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited