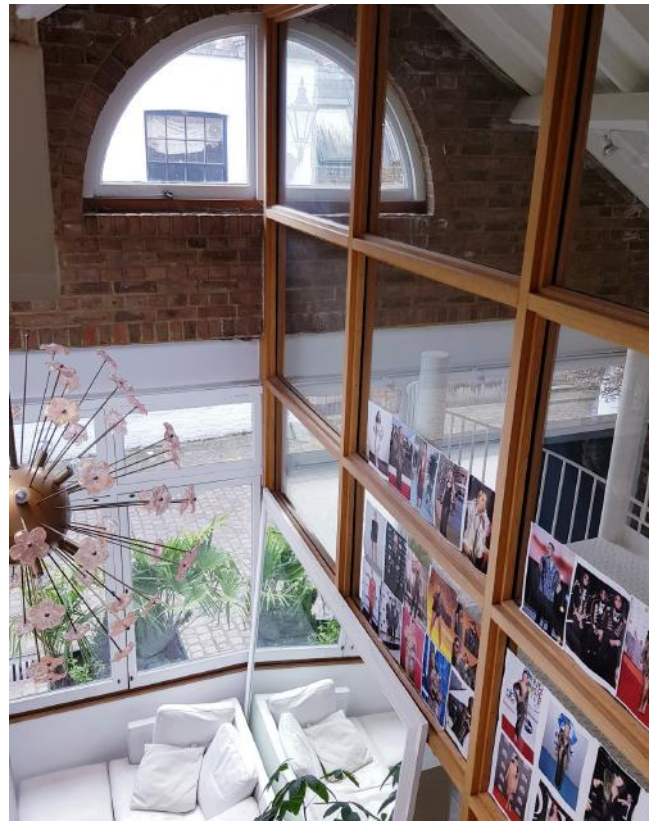


**10 Ledbury Mews North,**  
Notting Hill, London W11 2AF



2,450 sq ft OFFICE TO LET | Rare W11 Mews/Studio



**Location**

Ledbury Mews North is situated close to the junction of Ledbury Road and Westbourne Grove in the extremely desirable and fashionable location, Notting Hill. Notting Hill Gate (Central, Circle and District lines) underground station is a short walk away. Being located in the heart of Notting Hill the property benefits from all the amenities the area has to offer, such as its numerous fashionable & designer boutiques, restaurants and cafes. Ledbury Mews North is a no through road, providing a quiet environment of sophistication.

**Floor Areas**

Floor	sq ft	sq m
Ground & Mezz	2,450	228
<b>TOTAL (approx.)</b>	<b>2,450</b>	<b>228</b>

Measurement in terms of NIA

**Description**

This office space offers a unique opportunity to acquire a self-contained converted mews building with period/warehouse features, including exposed brick walls and high ceilings. There are skylights which provide superb natural light and the entrance is sophisticated. The office has AC, fibre, and is extremely contemporary yet homely. An ideal place for architects, designers or fashion. However we are sure the property will fulfil an individual desire to have the best studio office W11 has to offer.

**Notting Hill "W11"**

Notting Hill is 'the most Instagrammable district in London' due to the abundance of photogenic restaurants and pastel-coloured houses. Ledbury Mews North is situated near Notting Hill Gate and within the area known as Portobello near Westbourne Grove. Restaurants and bars include The Ledbury and Beach Blanket Babylon bar. Fashionable boutiques include Sweaty Betty and Wolf & Badger. Well known local residents include Mike Atherton, Carol Wyatt, Damon Albarn, Bette Bourne, George Orwell, David Cameron, George Osborne, Michael Gove, Steve Strange, Anne Pigalle and Maxim Vane Percy. It has a glamorous reputation. Notting Hill Carnival is an annual event in August. It has continuously taken place since 1968. Crossrail also threatens to open a local station here in 2022.

Jason Hanley, Partner

📞 020 7025 1391

Olivia Stapleton, Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

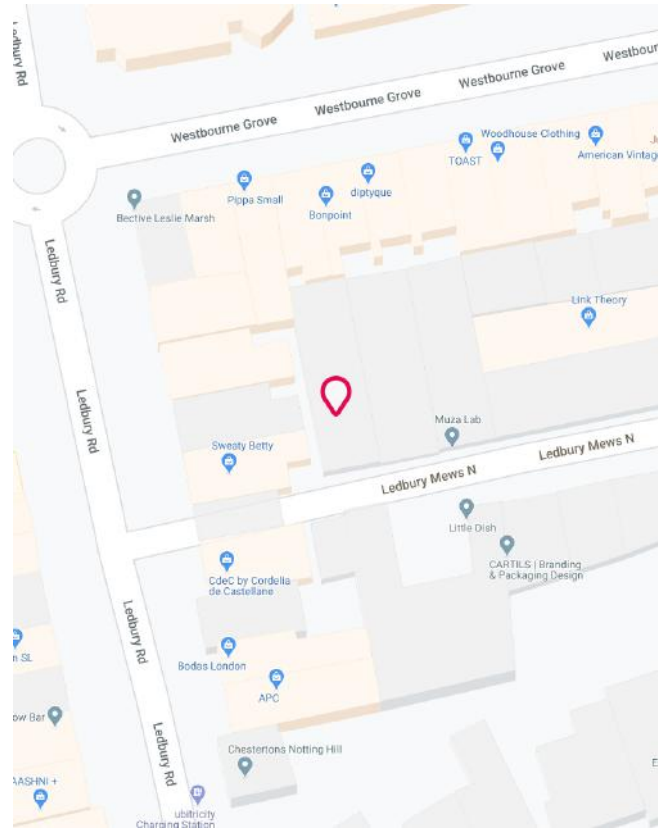
Subject to Contract March 2020

📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

# 10 Ledbury Mews North, Notting Hill, London W11 2AF

OFFICE TO LET | Rare Self Contained lateral W11  
Mews/Studio



## Terms

Tenure:	Leasehold
Lease:	Either a short-term sub lease from the exiting tenant or a new FR&I lease, for a term by arrangement direct from the Freeholder
Rent:	For sub lease & new lease £65 per sq ft per annum exclusive.
Rates:	Estimated as £22.84 psf pa (2020/2021)
Service Charge:	Self contained so n/a
EPC Rating:	D

## Amenities

- Lofty exposed ceilings
- Skylights
- Mews Location
- Front door and self contained
- Private WCs
- Wealth of character & style
- Unique building/opportunity
- Stunning location
- Opposite The Beach Blanket Babylon
- Incredible local restaurants
- Broadband

Jason Hanley, Partner

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Olivia Stapleton, Surveyor

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