

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



2,450 sq ft OFFICE FOR SALE | 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.

Description

VIRTUAL VIEW (Note the Matterport is of 9, 9a and 10 Ledbury Mews North which are for sale as a whole or split/in 2 parts): <https://my.matterport.com/show/?m=UDHHumL1BMo>
No.10 Ledbury offers a unique opportunity to acquire a self-contained converted mews building with warehouse style features, including exposed brick & high pitched exposed ceilings. There are skylights which provide superb natural light. The office has fibre and is extremely contemporary. An ideal place for an owner occupier. We are sure the property will fulfil an individuals desire to have the best studio office W11 has to offer. There are also development and Class E planning angles + basement excavation, residential or possibly for live/ work conversion etc.

Floor Areas

Floor	sq ft	sq m	
Ground & Mezz	2,450	228	
TOTAL (approx.)	2,450	228	NIA

Note intercommunicating 9 & 9a are also for sale Freehold or can be split – these details are for 10 Ledbury Mews North only



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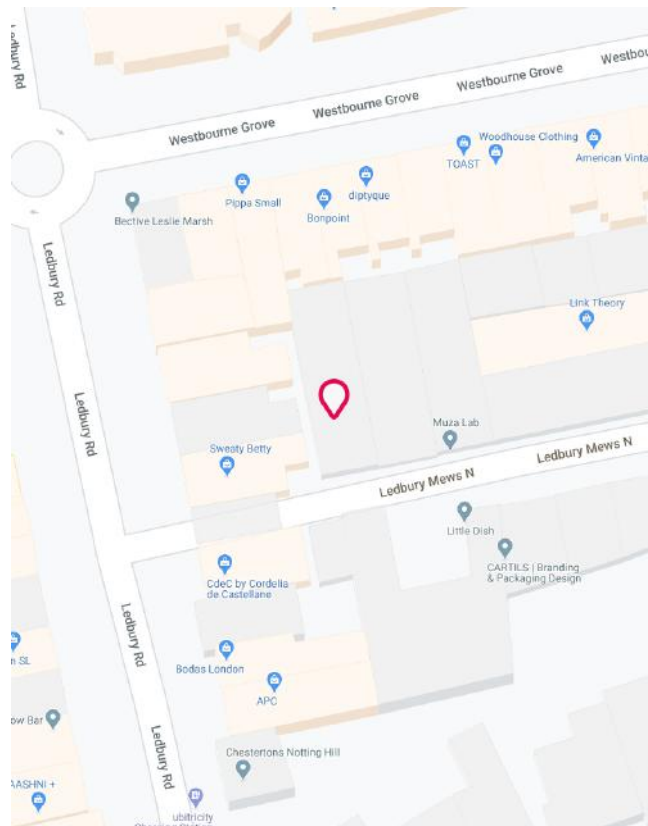
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract January 2021

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OFFICE BUILDING FOR SALE | Rare self-contained lateral W11 Mews of great character



Terms

For Sale: For sale is a 999 year Long Leasehold Sale with nominal ground rent. Offers invited in the region of **£3.75m**. The office is presently leased on an FR&I basis to a tenant at an annual rental of £110,000 pax. The lease expires September 2022. However the space is vacant and the tenant is willing to surrender or assign their lease.

To Rent: A new lease may be available at a rent of £65 psf pax, overall, approx. £160,000 pax

Rates: Approx. £22.84 psf pa (2020/2021)

EPC Rating: D

Jason Hanley, Partner

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See www.monmouthdean.com for further plans and details upon the sale of 9,9a & 10 Ledbury Mews North W11

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Amenities

- Lofty exposed ceilings
- Skylights
- Mews Location
- Front door and self contained (2 entrances) & alarm & shutter
- 2 WCs
- Wealth of character & style
- Unique building/opportunity for conversion or Class E use class
- Stunning location
- Opposite The Beach Blanket Babylon
- Incredible local restaurants
- Broadband

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