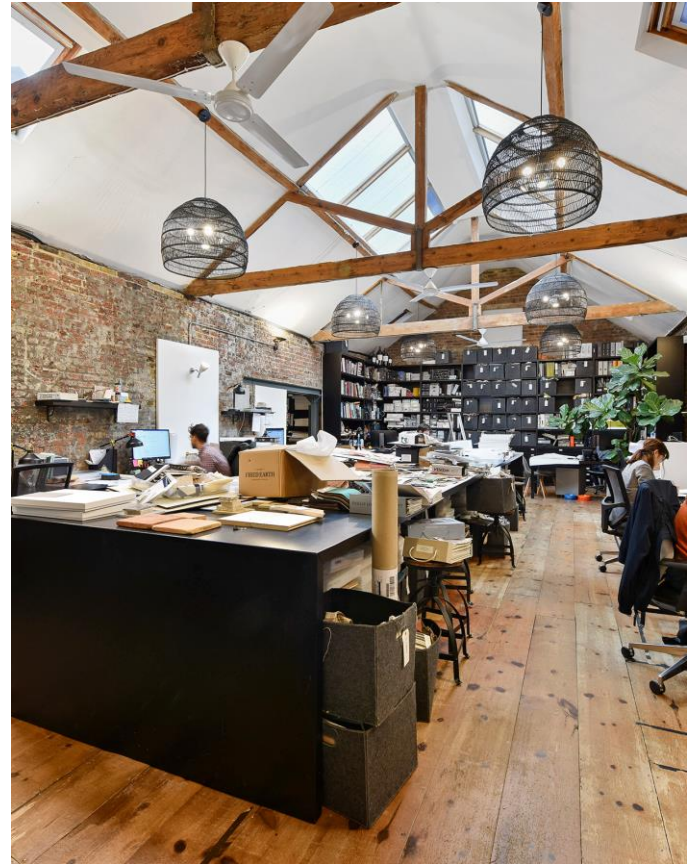


9, 9a & 10 Ledbury Mews North, Notting Hill, London W11 2AF



**2 UNIQUE FREEHOLDS FOR SALE of 2,550 & 2,450 sq ft INTERCONNECTING
MEWS OFFICES including 2 Bed Residential Flat (685 sq ft) – Total 5,135 sq ft**



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

These two Mews buildings provide unique, lateral self-contained offices (or alternative uses in new “Class E” use class). They intercommunicate to the rear behind 10A Ledbury Mews (not available) so could be occupied as one if desired. Above 9 Ledbury Mews is a 2 bedroom flat known as “9a” which also has planning permission to extensively extend over 9 Ledbury Mews. Both office spaces provide a unique opportunity to rent, develop or owner occupy self-contained converted mews buildings with period/warehouse features, including exposed brick walls and high ceilings. There are skylights which provide superb natural light, and the entrances are sophisticated. An ideal place for architects, designers or fashion. However we are sure these buildings will fulfil an individual’s desire to own the best studio/office buildings in W11.

Jason Hanley, Partner

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Floor Areas

	Sq Ft	Sq M	
No.9 & 2 Bed Flat (Ground & 1 st Floor)	2685	249.5	
No.10 (Ground & Mezzanine)	2,450	228	
TOTAL (approx.)	5,135	477.5	NIA on Offices and GIA on Flat

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. It has a glamorous reputation. Notting Hill Carnival is normally an annual event in August. It has continuously taken place since 1968 (except in 2020). Crossrail also threatens to open a local station here in 2022.

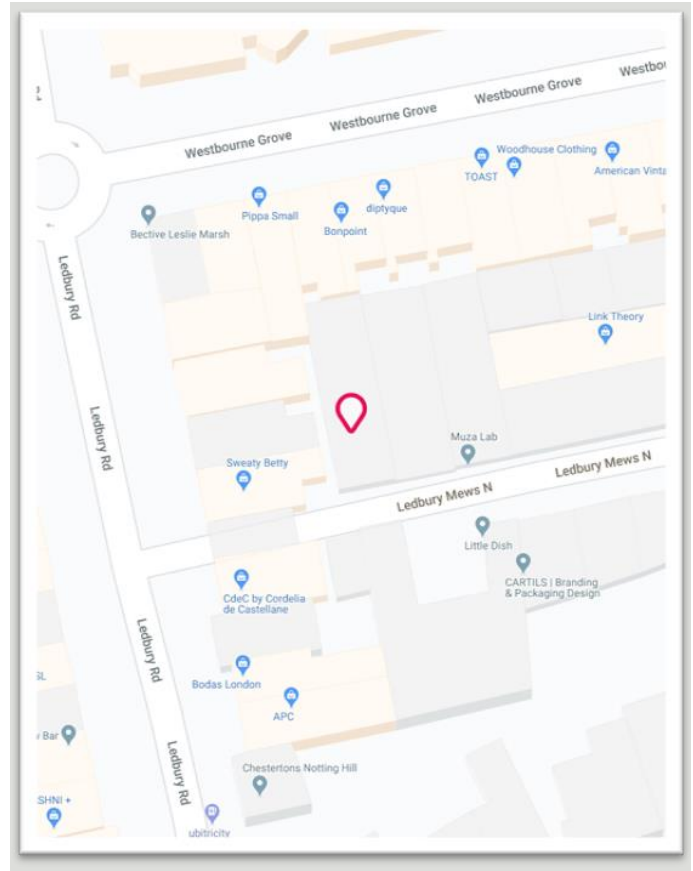
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract May 2021

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FREEHOLD FOR SALE | 2 Rare, Self Contained, Lateral
intercommunicating W11 Mews Buildings – CLASS E & RESI USE



Tenure: Held **Freehold** - in 2 separate titles

The 2,000 sq ft ground floor office section of No.9 is let to <http://www.muzalab.com/> on a FR&I basis for 10 yrs. at an annual rental of £125,000 pax (£62.50 psf). Lease commenced December 2016 with a 5th year tenants only option to determine Dec 2021 & simultaneous rent review.

Tenancies: The 2-bed flat in No.9 is let on an assured shorthold tenancy until 24th September 2021 at an annual rent of £29,900 pax

The entirety of No.10 is let on a FR&I basis until 1st Nov 2023 to <https://julienmacdonald.com/> at an annual rental of £110,000 pax (£44.90 psf). The tenant is keen to surrender and the property is vacant. Presently being marketed on the basis of a new lease at £65 psf, with interest.

Jason Hanley, Partner

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Amenities

- Development angles and planning permission to extend
- Lofty exposed ceilings
- Skylights
- Mews Location
- 2 Front door and self-contained mews offices interconnecting to rear
- Pied a Terre (2 bed flat above No.9)
- Wealth of character & style
- Unique building/opportunity
- Stunning location
- Opposite The Beach Blanket Babylon
- Incredible local restaurants
- Broadband

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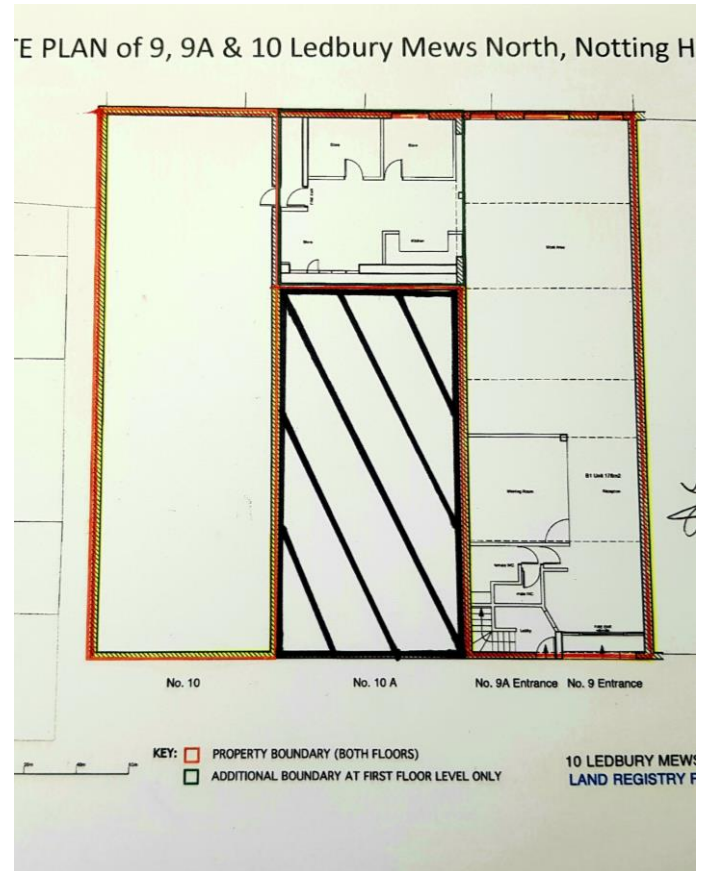


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Rare Freehold Opportunity



Freehold Interest / Price

Both intercommunicating buildings are available freehold with the benefit of the existing tenancies in place.

There is an immediate opportunity for vacant possession of 10 Ledbury Mews North, as the existing tenant has vacated and wishes to surrender.

For Sale:

Offers in excess of £7million are sought for this valuable freehold interest (STC).

Planning permission exists to extend the residential accommodation at 9a Ledbury Mews North. Further details are available upon request.



Inspections & Further details

- Inspections will strictly be by prior arrangement upon confirmation of having inspected the Matterport "virtual walkthrough" and completion of a C19 registration form.
- [Matterport Link](https://my.matterport.com/show/?m=UDHHumL1BMo)
<https://my.matterport.com/show/?m=UDHHumL1BMo>
- For further information upon the buildings, tenancies or planning please contact the vendors Sole Agent:
- **Jason Hanley of Monmouth Dean Chartered Surveyors**
- jhanley@monmouthdean.com
- **02070251390 / 07904630154**



May 2021