

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



UNIQUE FREEHOLD FOR SALE – Ground Floor “CLASS E” (presently office) of 2,000 sq ft (net) and independent first floor 2 Bed Residential Flat of 685 sq ft (gross)



Location

Ledbury Mews North is situated close to the junction of Ledbury Road and Westbourne Grove in the extremely desirable and fashionable location of 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

The Mews building provides unique, lateral self-contained offices (or alternative uses in new “Class E” use class). Above 9 Ledbury Mews is a 2-bedroom apartment, known as “9a” which also has planning permission to extend into the attic (unmeasured).

The office space provides 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.

Floor Areas

Floor	sq ft	sq m	
No.9 & 9a (Ground & 1st Floor)	2,685	249.5	
TOTAL (approx.)	2,685	249.5	NIA on Offices and GIA on Flat

*Measurement in terms of *NIA

Notting Hill

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 “The Beach” & 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).

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940 / 07899 667 988

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

📞 020 7025 1390

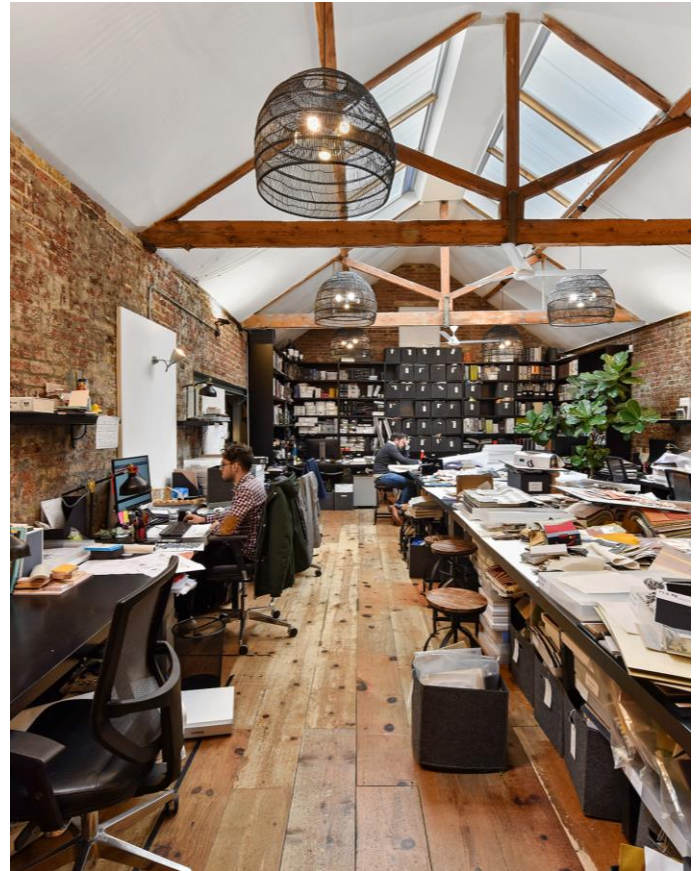
📍 4 Golden Square London W1F 9HT

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Tenure and Tenancies

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 years at an annual rental of £125,000 pax (£62.50 psf). Lease commenced December 2016 and is due to expire December 2026, **albeit tenant may be amicable to an early surrender.**

The 2-bed flat in No.9 is now vacant however was let on an assured short hold tenancy until recently, at an annual rent of £29,900 pax.

The entirety of No.10 and 10a were recently sold.

Amenities

- Development angles and planning permission to extend both office and residence
- Lofty exposed ceilings with skylights/Polished timber flooring
- Meeting Room & Comms Room with Fibre/Broadband
- Private desirable W11 Mews Location
- 2 Front doors / could be connected
- Pied a Terre (2 bed flat above No.9) or potential change of use
- Wealth of character & style / Unique building/opportunity
- Stunning location - Opposite The Beach Blanket Babylon
- Incredible local restaurants and cafes

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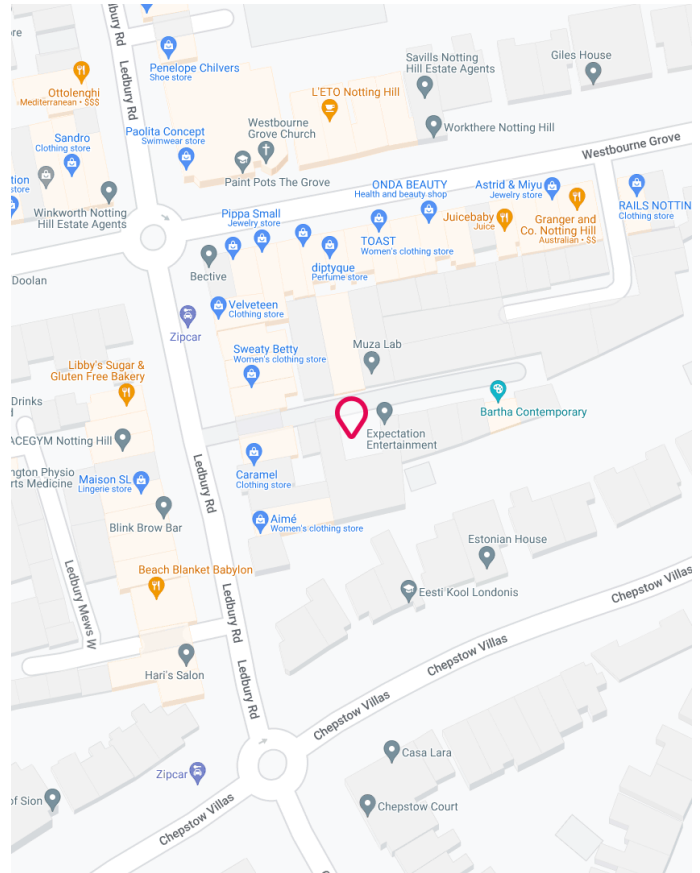
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Freehold Interest / Price

Both intercommunicating buildings are available freehold with the benefit of the existing tenancy upon the ground floor in place. It is possible vacant possession of the whole may be achievable, as the existing tenant has indicated a desire to expand into a larger property.

Offers are invited in excess of £4.15 million for this valuable freehold interest (STC).

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

NB Due to recent fire regulations the rear means of access through Nos 10 Ledbury Mews North can also be altered so 9 Ledbury Mews north is 100% self contained with no requirement for a right of escape across 10 Ledbury Mews North.

Jason Hanley, Partner

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Inspection & Further Details

Inspections will strictly be by prior arrangement upon confirmation of having inspected the Matterport – a “virtual walkthrough”. Matterport Link here:

<https://my.matterport.com/show/?m=UDHHumL1BMo>

Please contact the sole agent Monmouth Dean Chartered Surveyors to arrange an inspection.

Please call Jason Hanley or Olivia Stapleton – all contact details hereunder.

Olivia Stapleton, Agency Surveyor

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