

Ledbury Mews North, Notting Hill W11

Long Leasehold for Sale £1,250,000 (968 years)

Description	A unique opportunity to purchase a live/workspace in one of Notting Hill's finest and best-connected Mews streets. 2A and 2B Ledbury Mews North consists of a residential studio and an office. Opportunities like this are rarely available and could offer an incoming purchaser both flexible accommodation or indeed a diverse rental investment with a proven track record due to its location. 968 year unexpired leasehold interest.
Location	Ledbury Mews North is accessed from Ledbury Road in Notting Hill and takes full advantage of the of the boutiques, bars and restaurant that Westbourne Grove has to offer without any of the noise or disruption.
Nearest Tube Stations	Notting Hill Gate (Circle, District and Central lines)
Size	838 sq ft / 77.9 sq m
Business Rates	2A - Rateable Value £19,750, Rates Payable £9,855
Council Tax	2B Council Tax – Band D £1,364.47
Legal Costs	Each party to be responsible for their own legal costs
EPC	Energy Performance Certificates available upon request
Viewing	Strictly by appointment though joint sole agents Ovington Property (Oliver Dodd 07789 278 915 & David Hodges 07767 840 857) and Lurot Brand (Billy Harvey 020 7590 9955)



OFFICE & STUDIO FOR SALE

Ledbury Mews North, Notting Hill W11

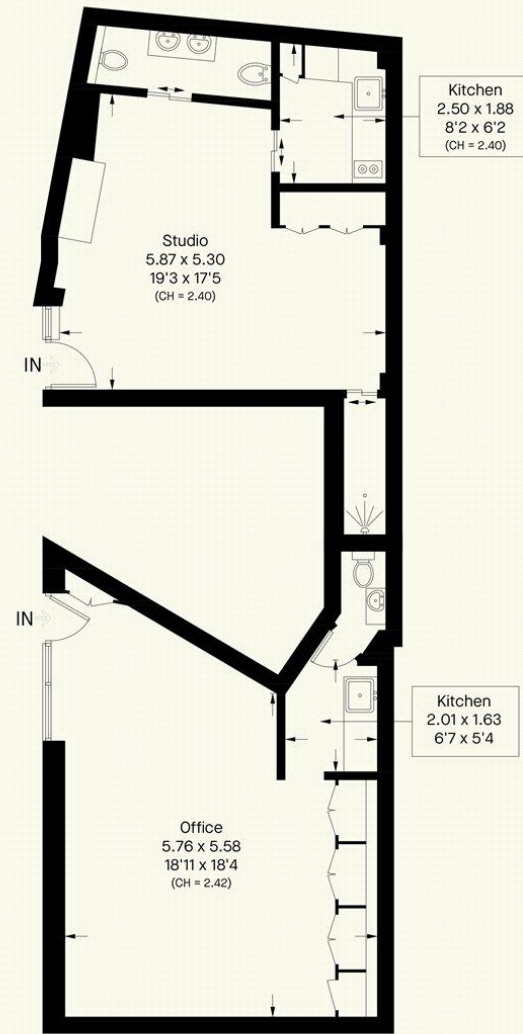
For Sale £1,250,000



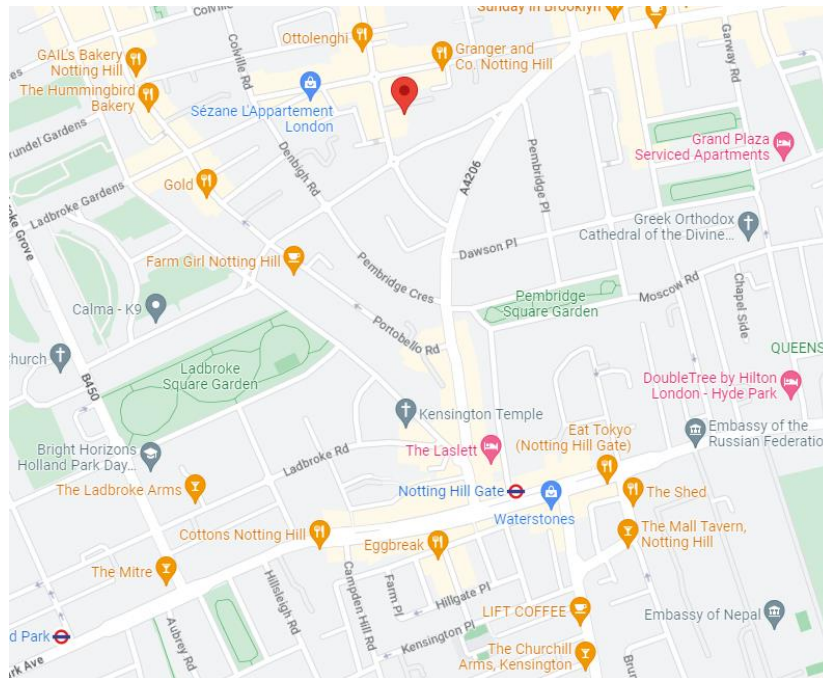
OFFICE & STUDIO FOR SALE

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Approximate Area = 77.9 sq m / 838 sq ft



Ground Floor



Oliver Dodd
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David Hodges
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These particulars are for general guidance only. Sizes dimensions descriptions and costs shown are approximate. Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.