

# Pencombe Mews, London W11

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# Pencombe Mews

## Notting Hill **W11**

This family home benefits from a lateral layout, having been converted from two separate houses into one spacious, versatile family home.

As you enter the property, you are greeted by a warm and welcoming landing, leading you to a spacious kitchen/dining room, ideal for entertaining and relaxing. The house features six generously sized bedrooms, providing ample space for large families or guests. The property has two garages providing secure parking, and a private garden.

The same family has owned this beautiful house for over 30 years, and it needs some renovation to reach its full potential. However, the property presents a rare opportunity to create a bespoke family home tailored to your specifications and tastes.



**Guide price:** £4,000,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H

Situated in an extremely peaceful and quiet cul-de-sac just off Westbourne Grove, you'll be able to enjoy the best of both worlds - the tranquillity of a peaceful neighbourhood while still being in the amongst the excitement and amenities that Notting Hill has to offer.

















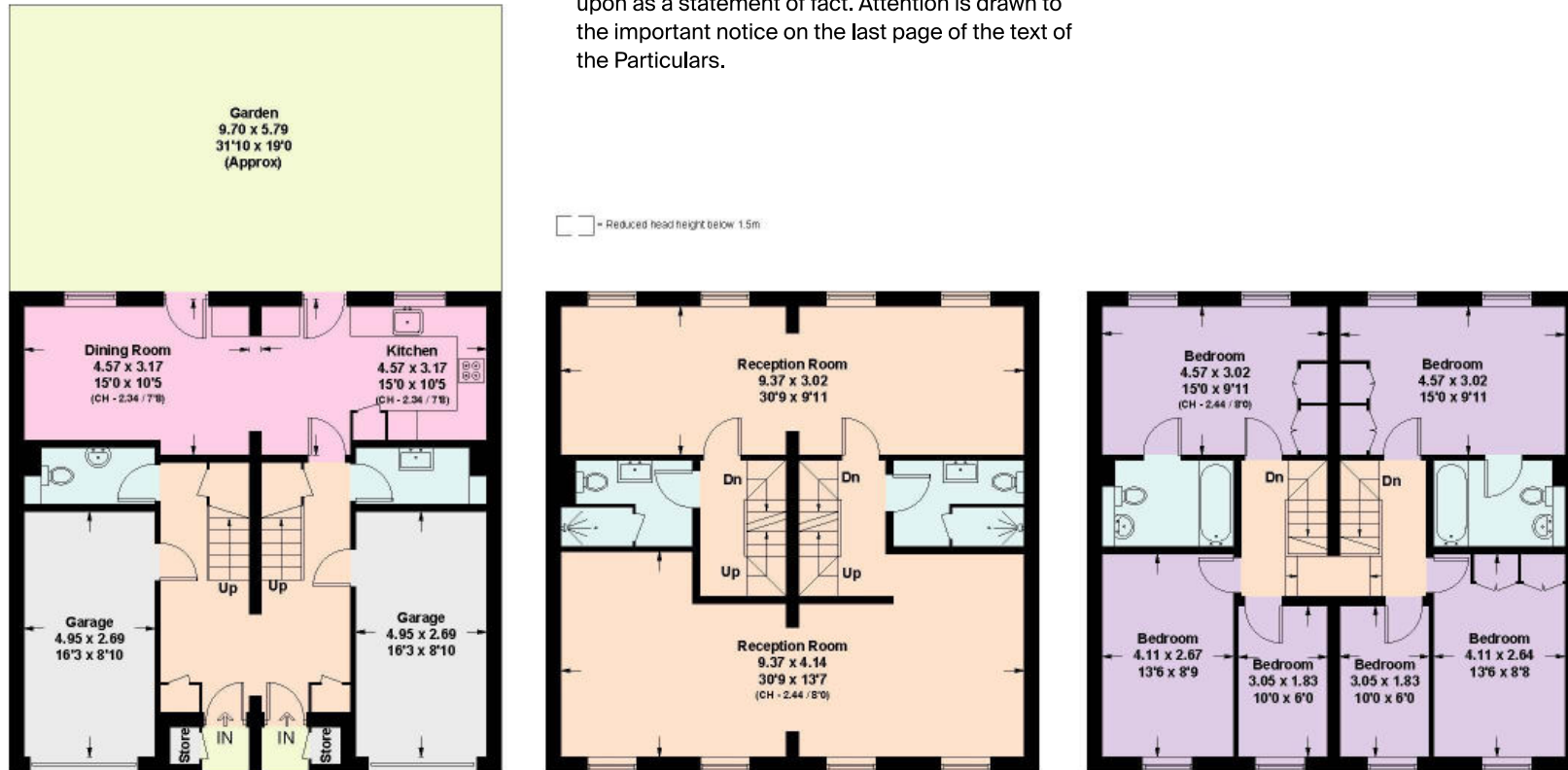




Approximate Gross Internal Floor Area  
254.6 sq m / 2,740 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank  
Notting Hill  
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**Ground Floor**

I would be delighted to tell you more  
Will Gregory  
020 3866 7835  
will.gregory@knightfrank.com

**First Floor**

**Second Floor**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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