



Mary Place, Notting Hill **W11**

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This property consists of two studio spaces; one currently being used as a spacious apartment, and the other as a charming artist's studio. The apartment is bright and airy, boasting high ceilings and large windows that flood the space with natural light. It features an open-plan living area that leads onto the bedroom area and a modern kitchen & bathroom. The property would benefit from renovation and offers the perfect opportunity for lateral living. The artist's studio is perfect for any creative individual. With its large windows and exposed brick walls, it's the perfect blank canvas for artistic expression. The studio benefits from plenty of natural light, ample storage space, and a separate entrance for privacy. This property offers a fantastic opportunity to re-imagine the space for lateral living, or for those looking for a separate home artists studio and creating your own bespoke living and work space.



Guide price: £2,300,000

Tenure: Freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F

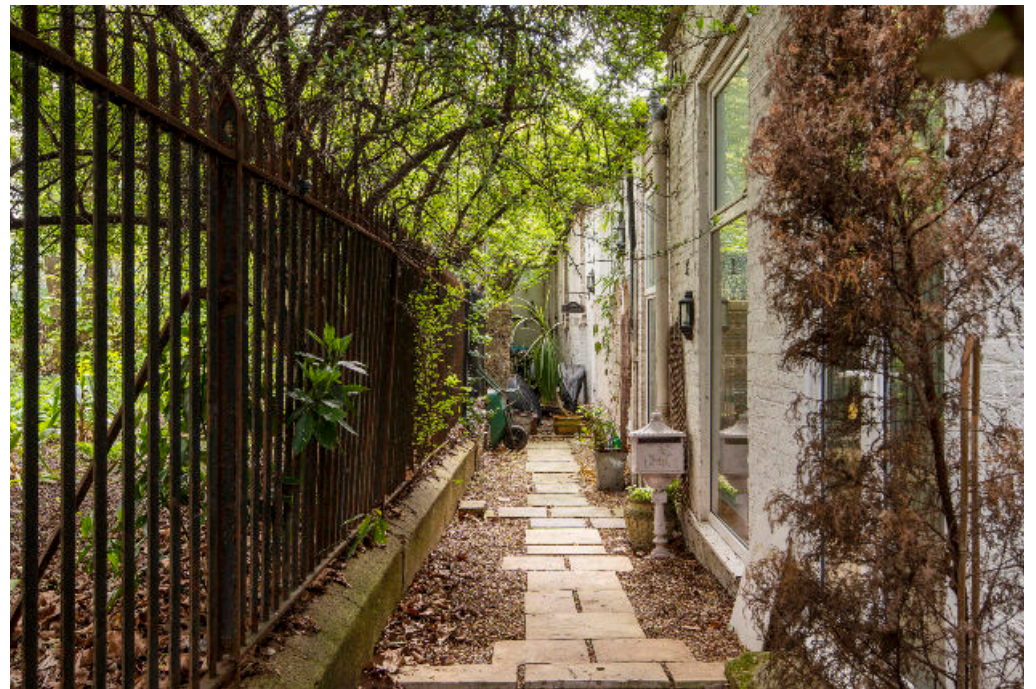
Location

Mary Place is conveniently located toward the western end of Holland Park Avenue, near to the fantastic Westfield shopping centre and transport facilities of London Underground Latimer Road (Hammersmith & City), Holland Park and Shepherds Bush (Central Line).

The property is close to green spaces of Avondale Park spacious park, which recently had 3 new tennis courts installed and other upgrades.







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Approximate Gross Internal Area = 221.7 sq m / 2387 sq ft
 (Including Mezzanine & Excluding Void)
 Including Limited Use Area (3.8 sq m / 41 sq ft)

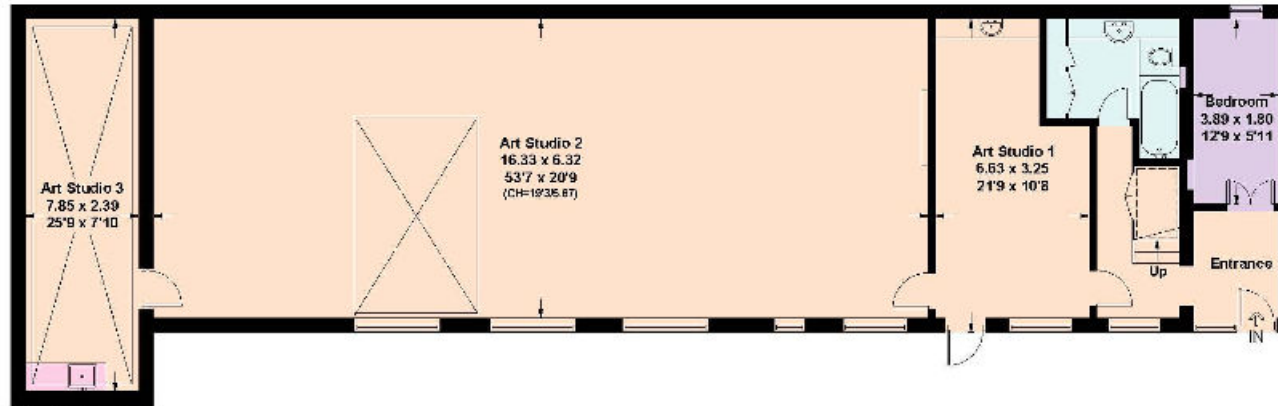


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

- Reduced height ceiling



Mezzanine



Ground Floor

Knight Frank
 Notting Hill
 294 Westbourne Grove
 London W11 2PS

I would be delighted to tell you more
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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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