



Denbigh Close, Notting Hill **W11**

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A beautifully renovated double mews house located in private cobbled mews. Adorned with architectural character, the property's exterior displays 'Denbigh Mews' in its gable as previous once named. The ground-floor presents a bespoke open plan kitchen with wi-fi enabled Miele appliances, a reception room a bioethanol fireplace, and window/stable door. The principal bedroom is located on the first floor, with a fireplace, en suite bathroom, terrace and plenty of light. The roof terrace is located on the upper floor, along with the 4th bedroom. The remaining bedrooms are arranged across the house and the lower-ground floor features high ceilings for the reception/cinema room, gym/bedroom, en suite shower, utility room and wine wall.



Guide price: £4,250 per week

Furniture: Available unfurnished

Minimum length of tenancy: 12 months

Deposit: £25,500

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H











Approximate Gross Internal Floor Area 235.1 sq m / 2,531 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 Lettings

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I would be delighted to tell you more

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Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated March 2024.

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