

POTTERY LANE - W11

PVR Services Ltd. Elfrida Crescent, London. SE6 3EP



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Taking its name from the eighteenth century clay brickfields which once lay at the northern end of the street, the pretty, pastel coloured mews houses which make up Pottery Lane now form part of one of London's most desirable neighbourhoods,
Notting Hill

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RECEPTION ROOM



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London is one of the world's most exciting cities, and the appeal of living here has much to do with two words - location and convenience. Outstanding boutiques, cafés, Michelin-Starred restaurants, public open spaces and superb connectivity make Notting Hill one of the city's most sought after neighbourhoods.

The theme of convenience continues as you enter this recently refurbished double fronted mews house, arranged over three floors. The internal accommodation provides flexible living space, currently configured as four bedrooms. For those who require a more indulgent use of space, two bedrooms could easily be used as a media room and a separate study.

Sitting close to the intersection of both fashionable Notting Hill and leafy Holland Park, Pottery Lane is rich in history, and also close to one of London's most exciting locations, White City.

Home to Westfield shopping centre and the recently reimagined former BBC studios at Television Centre, White City is now a thriving neighbourhood of creatives. With Soho House as its anchor tenant, White City House is private members club with restaurants, co-working spaces, gym, cinema and a rooftop pool.

And when the hustle and bustle of the city becomes too much, you can escape London for the weekend via the M40, which provides easy access to both Oxfordshire and The Cotswolds.

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KITCHEN/ DINING ROOM



KITCHEN

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PRINCIPAL BATHROOM



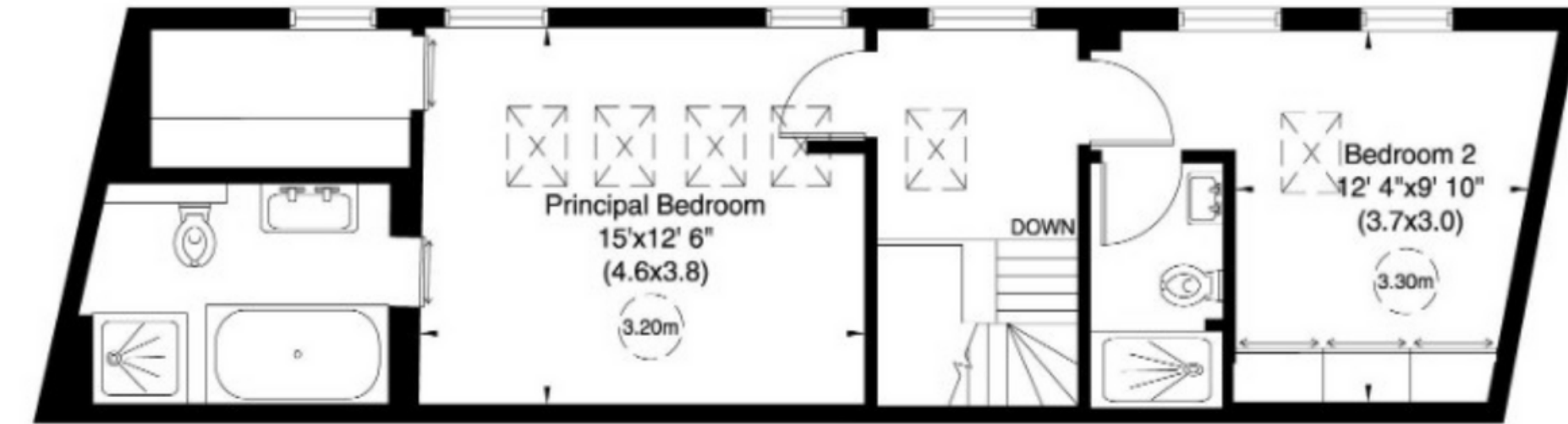
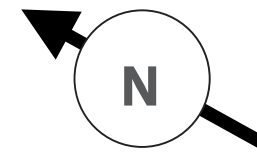
PRINCIPAL BEDROOM

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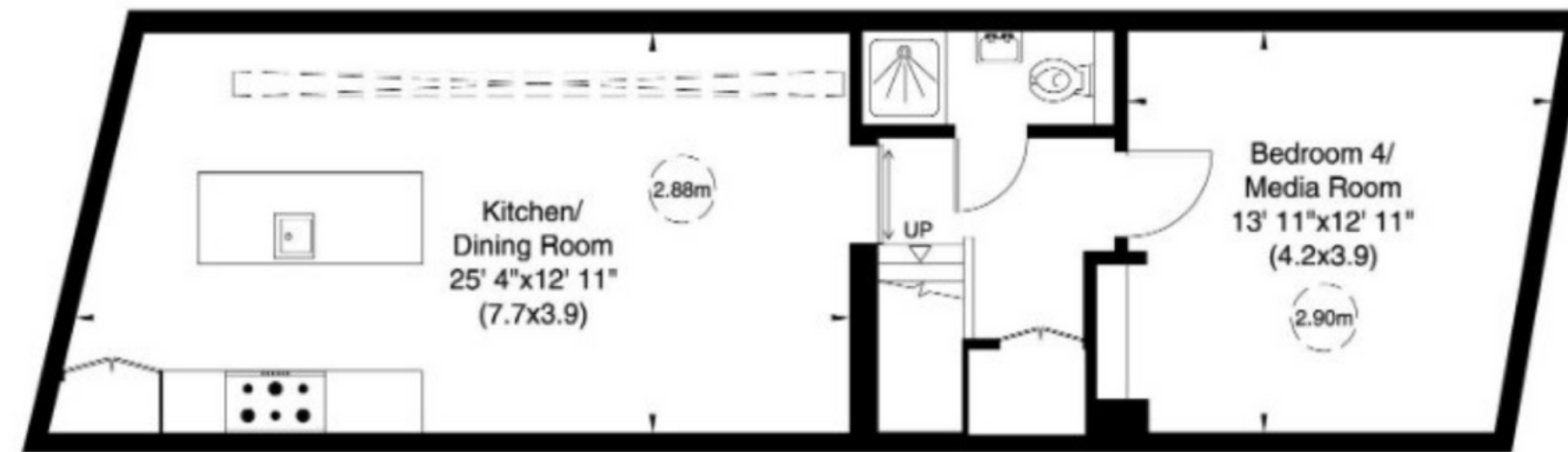
SPECIFICATIONS

Approx Gross Internal Area **1804 Sq Ft (168 Sq m)**

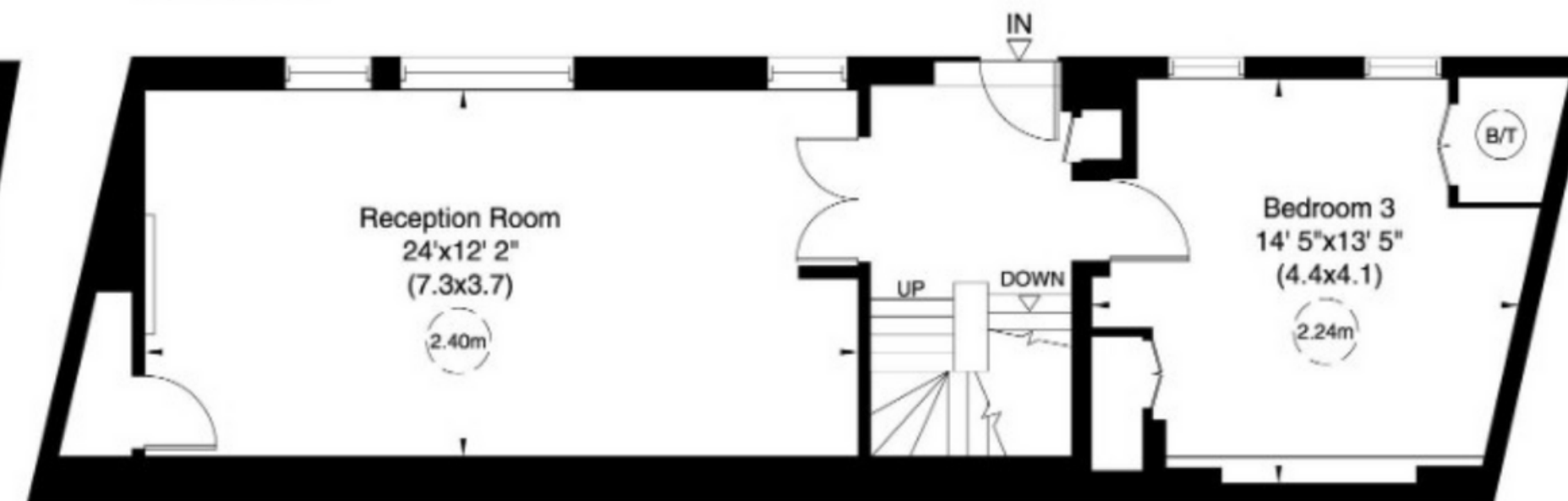
Plan for illustration purposes only. Not to scale.



First Floor



Lower Ground Floor



Ground Floor

Amenities

- Private entrance
- Access to Queens Gate Gardens residents only communal gardens
- Residents Permit Parking

Accommodation

- Principal Bedroom with en-suite bathroom & walk in wardrobe
- Bedroom 2 with en-suite shower room
- Bedroom 3
- Two further shower rooms
- Fully fitted kitchen
- Double aspect reception room extending to nearly 50ft - Study

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Energy performance certificate (EPC)

	Energy rating D	Valid until: 1 March 2030 Certificate number: 8750-7422-6130-3948-3226
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Property type: Mid-terrace house

Total floor area: 168 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy
Performance
Certificate