



CHATTERTON | REES



**73 Pottery Lane, London, W11 4NA**

**£1,500,000**

A gorgeous two-bedroom mews house with terrace on tranquil Pottery Lane, in the heart of Holland Park.

The property is a few moments' walk from the boutique restaurants and shops of the Clarendon Cross enclave, including Julie's Wine Bar and Cowshed Spa. The green open spaces of Avondale Park and Holland Park are just around the corner, as are the shops of Holland Park Avenue and Holland Park underground (Central Line, 0.4 miles).

This beautifully presented house of 1013 square feet reflects the charming style of the area. Wood flooring and high-end fittings are found throughout. The ground floor consists of a light & bright kitchen/dining room; a lower ground floor reception room with an excellent ceiling height of over 3 metres; a spacious 1st floor master bedroom with built-in wardrobes & en-suite bathroom; and a 2nd floor bedroom with toilet, freestanding bathtub, skylight, and outdoor terrace. A skylight illuminates the sweeping staircase that ties the house together.



# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.