

## Portobello Road, Notting Hill, W11

For the finer things in property.



## Portobello Road, Notting Hill, W11

A rare two-bedroom house with a charming terrace, in this ever popular address.

Arranged over just two floors, the house benefits from excellent entertaining space with a spacious open plan kitchen/reception room. There are two bedrooms with a large bathroom and access to a charming roof terrace.

Portobello Road is world-renowned and this house is located to the southern end of the street, just south of Chepstow Villas. There is an incredible selection of local boutique shops, cafés and restaurants. The transport connections of Notting Hill Gate (Circle, District and Central Lines) and the green spaces of Kensington Gardens and Holland Park are also nearby.

Entrance hall | Reception room | Kitchen/dining room | Two bedrooms | Bathroom | Terrace **EPC** Rating E

## Terms

Tenure: Freehold Council Tax: Band G Local Authority: The Royal Borough of Kensington and Chelsea Asking Price: £2,095,000

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com struttandparker.com







## IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2023. Particulars prepared April 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

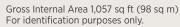




Over 45 offices across England and Scotland, including Prime Central London

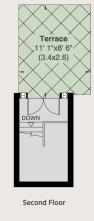
For the finer things in property.











Ground Floor