

Artesian Road, Notting Hill



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A impressive 3 bedroom, 3 bathroom triplex with a large south-facing terrace.

Finished to the distinctive West 11 standard, this impressive triplex apartment is arranged over three floors and combines contemporary design with well-proportioned and thoughtfully arranged accommodation.

The property is entered on the raised ground floor, where a staircase rises to the upper levels, passing a quiet study area overlooking the rear.

The first floor provides a generous open-plan kitchen, dining and reception space, with the principal living areas opening onto a large, west-facing L-shaped terrace at the front of the property.

The second floor comprises two well-proportioned double bedrooms and a stylish family bathroom. One of the bedrooms benefits from a private en-suite shower room.

Occupying the entire third floor, the principal suite provides an impressive front-facing bedroom, with bespoke fitted wardrobes and a luxurious en-suite bathroom featuring a freestanding bath and separate shower. All three bedrooms benefit from air conditioning and bespoke fitted wardrobes.

The apartment has been carefully designed throughout, offering a combination of contemporary finishes, generous proportions and excellent outdoor space.



Location

Artesian Road is a very attractive, tree lined address which benefits from its close proximity to all the shops, cafés and boutiques of Westbourne Grove and Ledbury Road. The shopping and transport facilities of Notting Hill Gate and the green spaces of Hyde Park are also close by.

Postcode region: W2

General

Tenure: Share of freehold, 999 year lease
Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: C
Service Charge: £3,500 per annum
Parking: Resident parking permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,435 sq ft (133.3 sq m)
Reception room
Kitchen
3 bedrooms | 3 bathrooms
Study | Terrace
Share of freehold

Guide price £2,795,000



ARTESIAN ROAD, W2

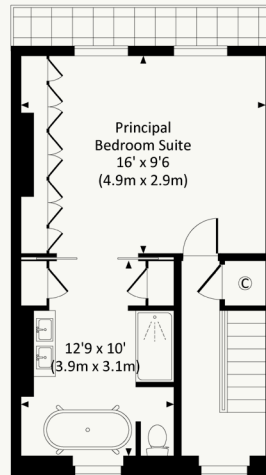
Approx. gross internal area 1435 Sq Ft. / 133.3 Sq M.

External First Floor area 50 Sq Ft. / 4.6 Sq M.

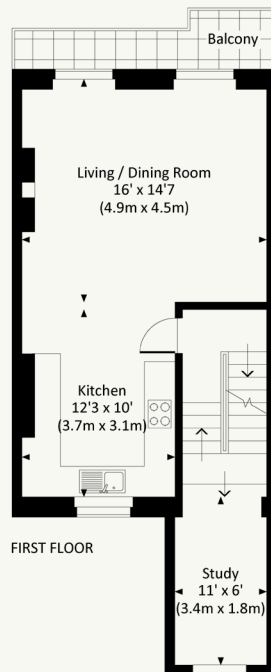
External Third Floor area 43 Sq Ft. / 4.0 Sq M.



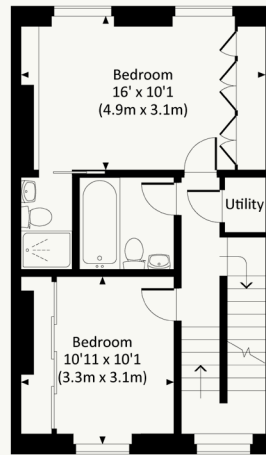
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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