



Portobello Road, Notting Hill, W11

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Portobello Road, Notting Hill, W11

Impeccable two bedroom flat with west facing terrace.

Occupying the upper floors of a period building which has been completely refurbished, while maintaining the impressive front façade. This third and fourth floor flat features a stunning open plan kitchen / reception room with access onto a west facing terrace, an impressive principal en-suite bedroom, plus second bedroom and shower room. The flat has been architecturally and interior designed throughout, with wooden floors and Italian marble kitchen.

Portobello Road is world-renowned for its selection of local boutique shops, cafés, restaurants and antiques market. 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.

Second floor entrance hall | Kitchen/reception room | Two bedrooms | Two shower room
Terrace

Terms

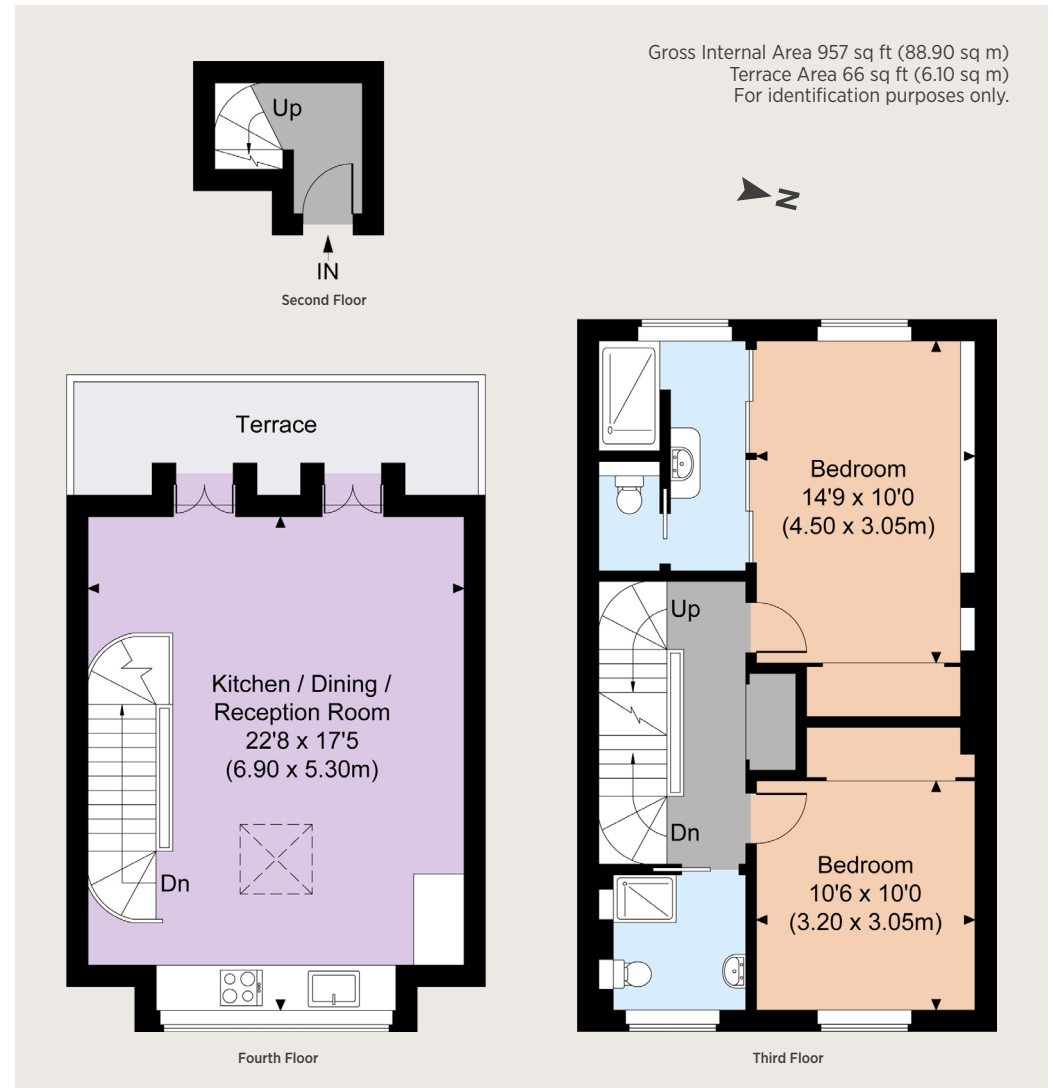
Tenure: 125 year lease to be granted upon completion

Service Charge: £3,750

Council Tax: Band C

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £1,850,000



303 Westbourne Grove, London, W11 2QA

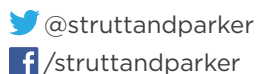
020 7221 1111

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 July 2023. Particulars prepared July 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.

