



APT

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22

Portobello Road
Notting Hill, W11

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming three/four bedroom freehold house with a stunning roof terrace.



2 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



FREEHOLD



1,684 SQ FT



**GUIDE PRICE
£3,000,000**



The property

A beautifully presented three/four bedroom family house with a wonderful roof terrace, located on this iconic Notting Hill address.

Arranged over just three floors, this immaculate house offers a good balance of entertaining space and bedroom accommodation. The ground floor comprises a wonderful drawing room opening on to a large eat in kitchen. The principal bedroom suite is on the first floor along with a second large double bedroom and shower room, both with fitted wardrobes. The lower ground floor has impressive ceiling height and generous proportions, providing a further en suite bedroom with walk in wardrobe and a large media room or optional four bedroom. The house also has the added benefit of a fabulous roof terrace.

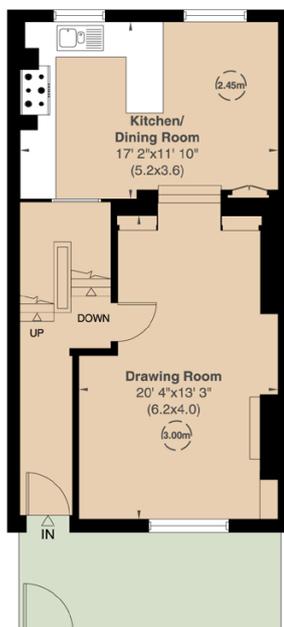
Location

Portobello Road is world-renowned and set in the heart of Notting Hill, offering an incredible selection of boutique shops, cafés and restaurants, most notably on nearby Westbourne Grove. 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.

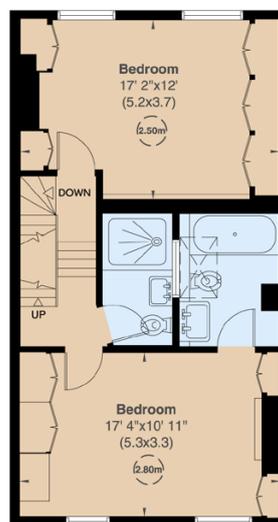




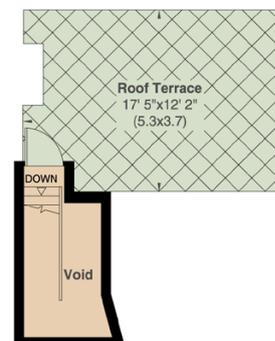
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Floorplans

Gross internal area 1,684 sq ft (156 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: D

Parking: Residential parking

Broadband: Available

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