

Powis Square,  
Notting Hill



Strutt  
& Parker

Land and property. Since 1885.

**An immaculately presented,  
two-bedroom home with private  
entrance and west facing garden.**

A bright and well-proportioned duplex apartment, which has been recently renovated with wooden flooring throughout and, new floor to ceiling windows.

Entered via its own front door on the ground level, the flat opens into an inviting entrance hall leading into a superb, open-plan kitchen and large west-facing reception room. There are French doors opening onto a terrace and leading down to the west-facing garden with views over a charming park. There are two double bedrooms and, two bath/shower rooms on the lower floor, both bedrooms have access to the garden. There is an abundance of storage throughout.



**Location**

Powis Square is located in close proximity to the highly fashionable addresses of Westbourne Grove, Ledbury Road and Portobello Road, and benefits from all the shopping and transport facilities of the local area.  
Postcode region: W11

**General**

Tenure: Leasehold; 215 years from 24 June 1986  
Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax: Band E  
EPC Rating: C  
Service Charge: Approximately £2,500 pa  
Ground Rent: Peppercorn  
Parking: Residents' permit  
Mobile coverage and broadband: Information can be found here:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

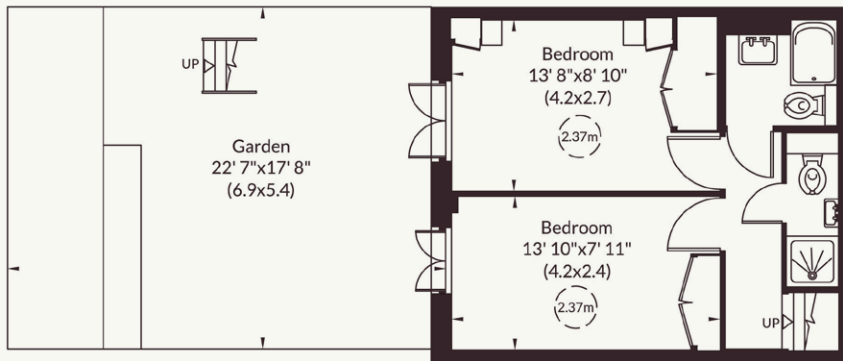
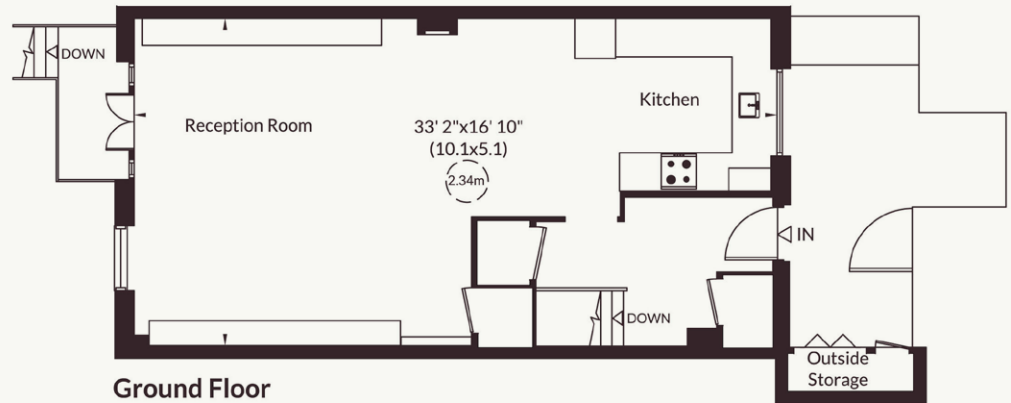
**901 sq ft (84 sq m)  
Private entrance  
West-facing garden  
Two bedrooms  
Leasehold**

**Guide price £1,250,000**



Approximate Gross Internal Area  
 84 sq m/ 901 sq ft  
 Outside Storage 1 sq m/ 14 sq ft  
 Total 85 sq m/ 915 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Strutt & Parker Notting Hill

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