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.

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

Guide price £1,150,000

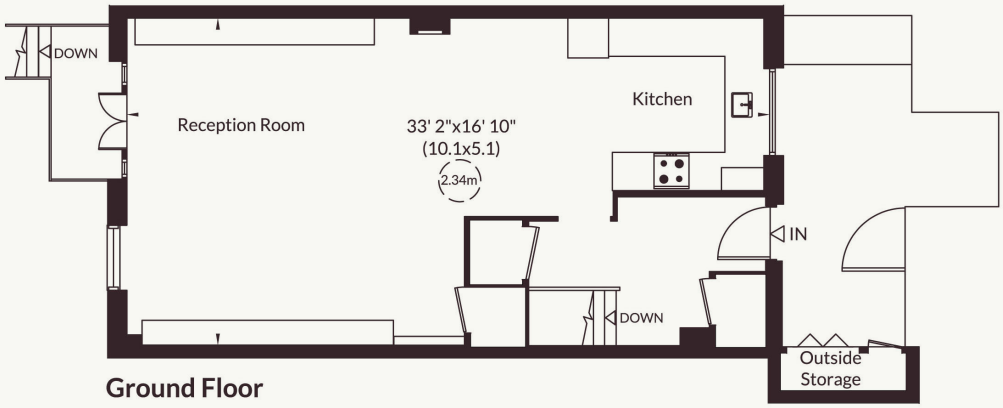
Location

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

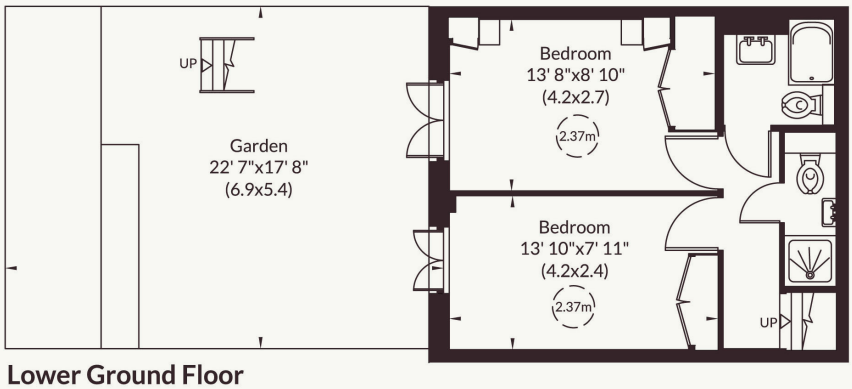
General

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

Approximate Gross Internal Area
84 sq m/ 901 sq ft
Outside Storage 1 sq m/ 14 sq ft
Total 85 sq ft/ 915 sq ft
Not to Scale, for identification only



Ground Floor



Lower Ground Floor

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

303 Westbourne Grove, London, W11 2QA
020 7221 1111 | nottinghill@struttandparker.com

@struttandparker struttandparker.com

Strutt & Parker
Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.