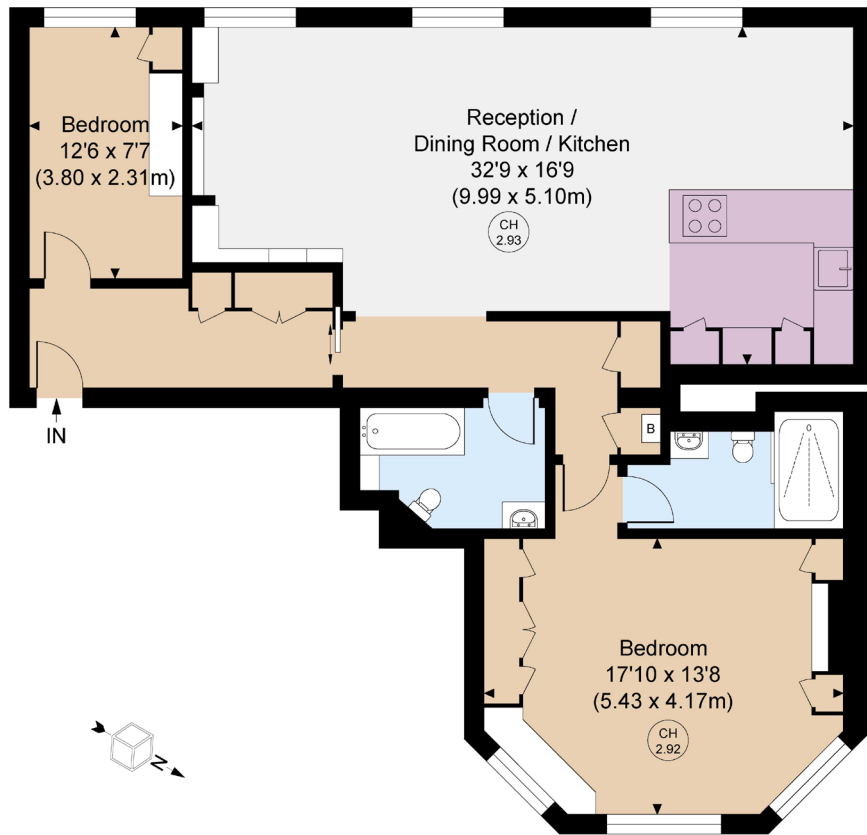


Thornbury Court

Notting Hill, W11





Third Floor



A well-presented, two-bedroom lateral flat in one of Notting Hill's most impressive mansion blocks.

A superb lateral flat in prime Notting Hill with fantastic entertaining space and wonderful natural light from three west-facing windows.

The flat has been remodelled by the current owners to create expansive living space with open plan kitchen/dining room/reception room. The principal bedroom suite is located at the rear of the flat with far reaching, rooftop views over central London. There is a further second bedroom/study and a family bathroom.

Situated on the corner of Denbigh Road and Chepstow Villas, Thornbury Court is positioned in the heart of Notting Hill and therefore benefits from the excellent shopping and transport facilities of Westbourne Grove, Ledbury Road and Portobello Road. The green spaces of Kensington Gardens are nearby.

Floorplans

Gross internal area 1,109 sq ft (103 sq m)
For identification purposes only.

General

Tenure: 999 years from 1 January 1982, plus a share of the freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £3,452, plus £2,750 for the period 25/12/24-23/06/25

Council Tax: Band G

EPC Rating: C

Parking: Residents' permit

Broadband: Available

Asking Price: £1,700,000

Notting Hill

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 June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

