

RUSSELL SIMPSON

Stylish three-bedroom maisonette in the
heart of Notting Hill

ARTESIAN ROAD
NOTTING HILL W11



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Notting Hill W11

£3,100,000

BEDROOMS 3	INTERNAL 1,435 SQ FT	OUTDOOR 93 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 1	133 SQ M	EPC C	COUNCIL TAX Band F
BATHROOMS 3	TENURE Share of Freehold	LENGTH OF LEASE 976 years	



The Property

A newly renovated three-bedroom apartment presented in turn-key condition.

Entering the maisonette on the ground floor, you ascend to the first, which is home to the reception space. This generous living and dining room has fantastic volume, and is filled with light from floor to ceiling windows offering views over the tree-lined street. The room features elegant herringbone wooden flooring that flows throughout this level, and a beautiful fireplace serves as an elegant focal point. A balcony with ample space for outdoor dining is accessed from this room.

The sophisticated Eggersmann kitchen is set back yet remains open plan to the main reception area. It showcases light-wood cabinetry with Miele appliances, sleek white countertops and a large sash window offering Southerly views over private gardens. There is also a useful study on this floor, providing a quiet workspace.



Russell Simpson

Artesian Road





Indoor Spaces

On the second floor, two well-proportioned bedrooms benefit from excellent natural light, air conditioning, and built-in wardrobes providing substantial storage. One bedroom features an ensuite shower room with contemporary fixtures, while the second bedroom is served by a separate family bathroom. A utility room on this floor adds practical convenience.

The third floor houses the impressive principal bedroom suite, a spacious retreat with generous proportions, air conditioning, and integrated storage. It features a luxurious ensuite bathroom with a freestanding bathtub, separate glass-enclosed shower, and elegant marble countertops. The design maintains the property's refined aesthetic with neutral tones and premium materials.



The Neighbourhood

Artesian Road is a quiet residential street in the heart of Notting Hill, lined with attractive Victorian terraced houses. The location offers the perfect balance of peaceful residential living while being moments away from the vibrant amenities of Westbourne Grove. The area is renowned for its upmarket boutiques, excellent restaurants, and the famous Portobello Market. Hyde Park and Kensington Gardens are within easy reach, providing expansive green spaces. Transport links are superb with Bayswater and Royal Oak stations nearby, offering excellent connections across London.

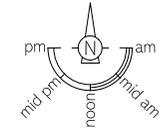


APPROXIMATE INTERNAL AREA

1,435 SQ FT / 133 SQ M

INCLUDING LIMITED USE AREA

93 SQ FT / 8.6 SQ M





Contact us

+44 (0) 20 3761 9691

[Email](#)

www.russellsimpson.co.uk

Kensington

13 Kensington Square
London W8 5HD

View

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