



RUSSELL SIMPSON

Spacious two-bedroom
duplex flat in the heart of
Notting Hill

POWIS SQUARE
NOTTING HILL W11

Powis Square Notting Hill W11

£1,250,000

BEDROOMS 2	INTERNAL 898 SQ FT	SERVICE CHARGE £1,500 pa	COUNCIL RBKC
RECEPTION ROOM 1		EPC C	COUNCIL TAX Band E
BATHROOMS 2	OUTSIDE AREA 427 SQ FT	TENURE Leasehold	LENGTH OF LEASE 180 years





The Property



A bright, well-arranged two-bedroom home with a generous west facing garden.

Entered via its own front door, the flat opens into a welcoming hallway leading through to a large west-facing reception space. Expansive solid wood floors run throughout this level, and floor-to-ceiling windows draw in the afternoon light. French doors open to a terrace with steps down to the garden beyond.

The kitchen sits subtly to one side; open yet clearly defined. Marble worktops and refined cabinetry add a contemporary edge to the space. The overall feel is calm, modern and thoughtfully composed.



The Bedrooms

Downstairs are two well-proportioned double bedrooms, each with built-in storage and views onto the garden. Two separate bathrooms serve this level, creating a practical and balanced layout.



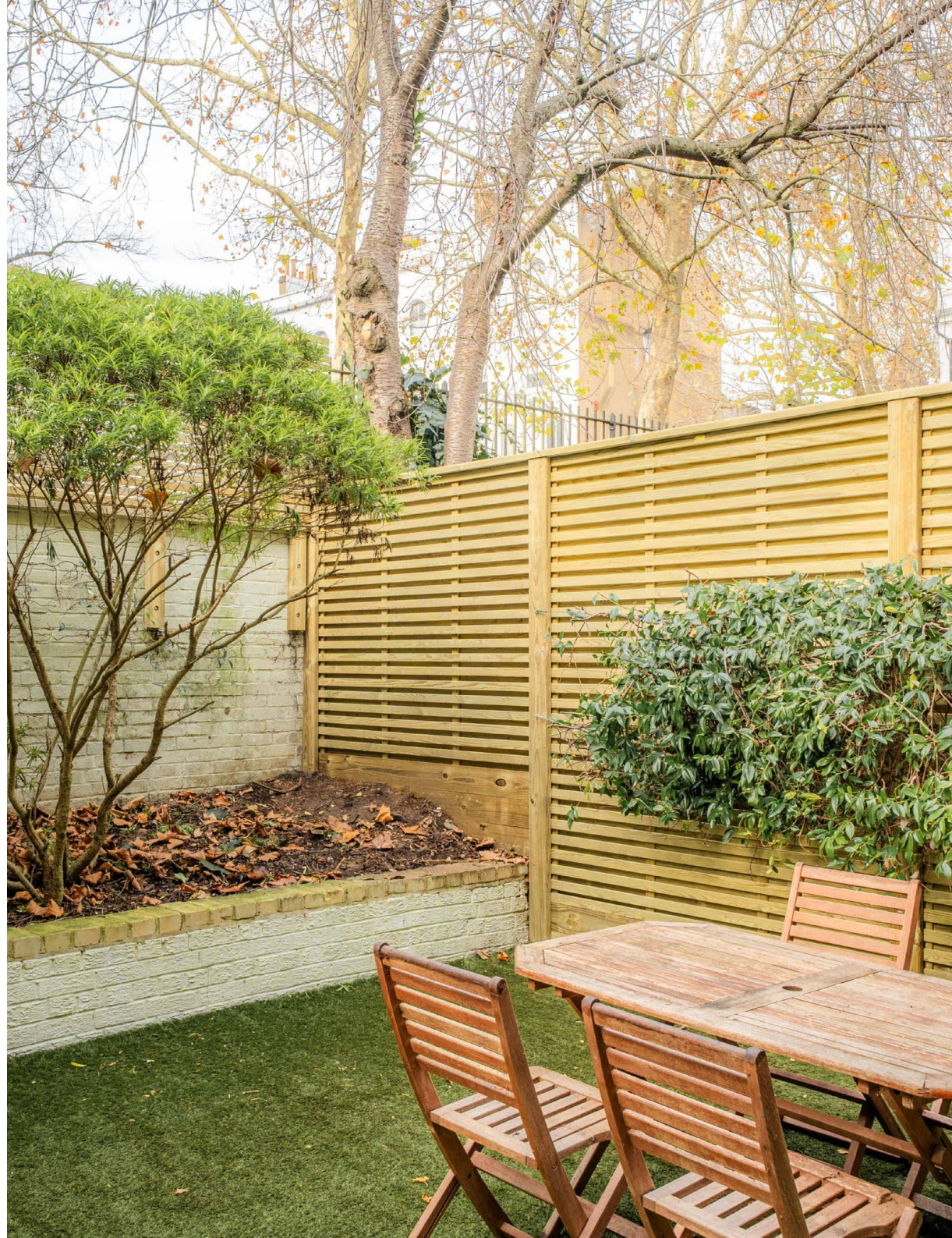
Outdoor Spaces

The flat opens onto a substantial west facing private garden; an inviting setting for outdoor dining and everyday use. Set back from the square, it offers a welcome sense of openness rarely found in such a central Notting Hill location.



Russell Simpson

Powis Square





The Neighbourhood

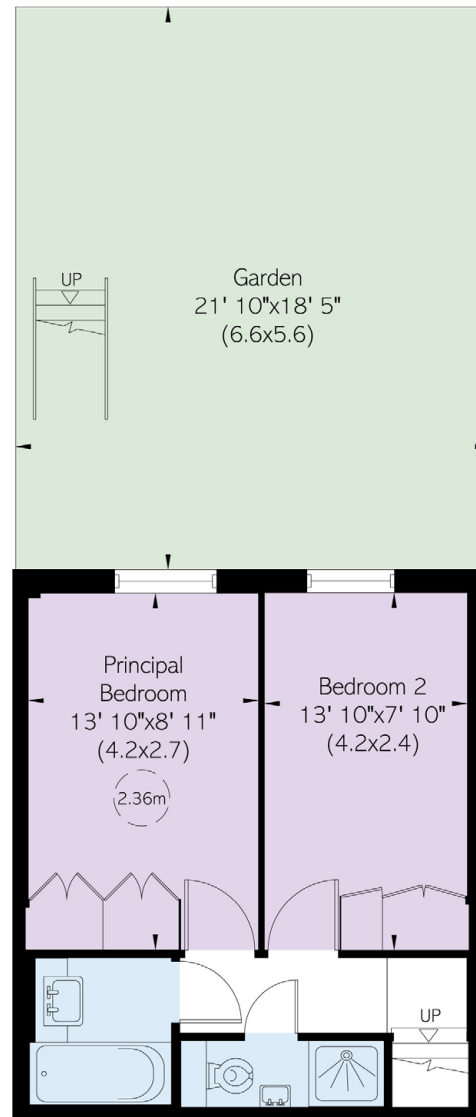
Powis Square sits at the centre of Notting Hill's creative energy, moments from Portobello Road with its market, boutiques and much-loved restaurants. Excellent transport links at Ladbroke Grove and Westbourne Park are within easy reach, while the square itself retains a distinctly residential feel; a quiet pocket at the heart of one of London's most sought-after neighbourhoods.

APPROXIMATE INTERNAL AREA

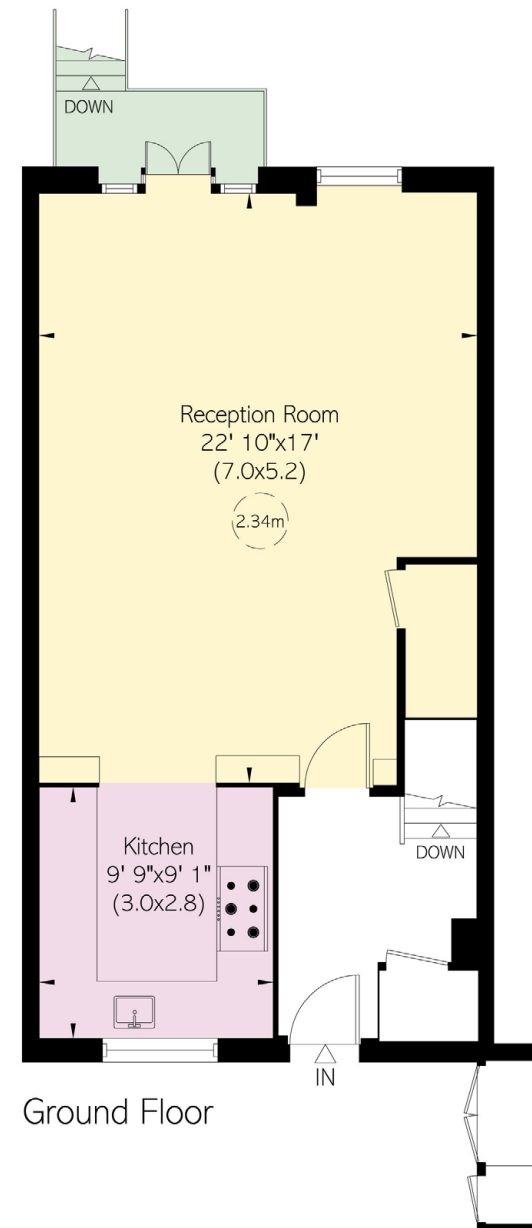
898 SQ FT / 83 SQ M

OUTSIDE AREA

427 SQ FT / 40 SQ M



Lower Ground Floor



Ground Floor

**RUSSELL
SIMPSON**

Contact us

+44 (0) 20 3761 9691

Email

Whatsapp

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract.
Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021