



RUSSELL SIMPSON

A contemporary light-filled
two-bedroom flat with
beautiful views in the heart
of Notting Hill

WESTBOURNE GROVE
NOTTING HILL W11

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Offers IEO
£1,550,000

BEDROOMS 2	INTERNAL 1,114 SQ FT 103 SQ M	SERVICE CHARGE £1,000 pa	COUNCIL RBKC
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band E
BATHROOMS 2		TENURE Leasehold	LENGTH OF LEASE 150 years





The Property



Duplex flat featuring spacious reception room with vaulted ceilings on a popular and picturesque street

The flat centres on an exceptionally generous reception room on the top floor, which includes open-plan kitchen and adjacent dining, with a living area to one end. The vaulted ceiling gives a sense of scale and spectacle, while overhead skylights and a triple aspect flood this space with light.



Indoor Spaces

Downstairs, the second floor offers a pair of bedrooms. The principal bedroom includes an ensuite bathroom with a bath and inbuilt wardrobe space. The second bedroom has a bathroom opposite and its own wardrobe space.

The flat enjoys beautiful views down the popular shop-lined streets of Westbourne Grove and towards the grand stucco villas of Ladbroke Gardens.





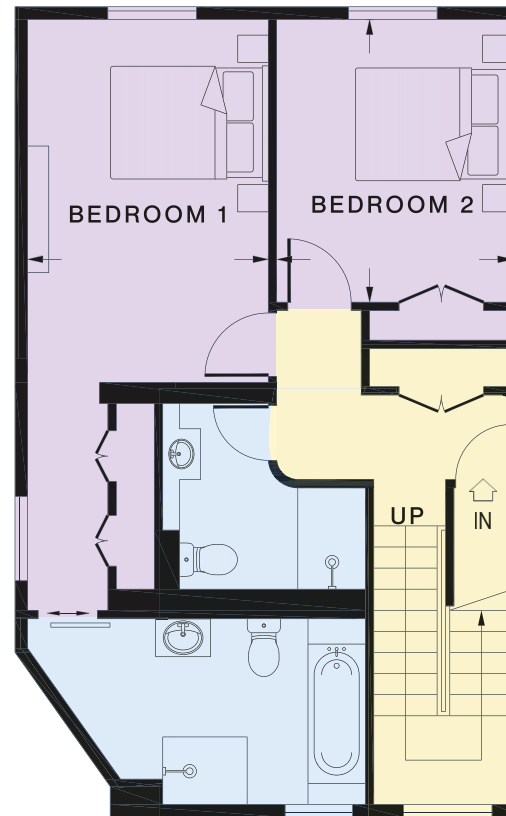
The Neighbourhood

Westbourne Grove runs from Kensington Park Road in the east to Queensway in the west. This section of the street crosses over Portobello Road and contains some of the most popular restaurants and shops in the neighbourhood.

From here, Notting Hill Gate underground station is a short walk away. Furthermore, the open spaces of Holland Park are within easy reach.

APPROXIMATE INTERNAL AREA

1,114 SQ FT / 103 SQ M



SECOND FLOOR



THIRD FLOOR

RECEPTION ROOM / KITCHEN
30'8 X 18'11 (9.3 m X 5.7 m)

BEDROOM 1
14'2 X 9'5 (4.3 m X 2.8 m)

BEDROOM 2
11'0 X 9'3 (3.3 m X 2.8 m)

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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