

WESTBOURNE GROVE

NOTTING HILL • W11



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A rare opportunity to purchase a freehold building in a much sought after location on Westbourne Grove

Commercial

A2 use on the ground floor

Residential

3 Bedrooms • 2 Bathrooms

Reception room • 2 Kitchens

Roof terrace • Patio garden • Vault

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





A rare opportunity to acquire the freehold of this sought after building on Westbourne Grove. This beautiful property is filled with charm an abundance of natural light and presents wonderful flair and character.

The ground floor comprises the entrance hall to the upper floor flat and lower ground floor flat and also provides access to the self-contained retail premises.

The first floor presents a large south facing reception room, beautiful cornicing overlooking Westbourne Grove. Whilst the kitchen at the rear leads onto the stunning roof terrace; picturesque with its elegant flowers and garden fencing.

The master bedroom located on the second floor overlooks the terrace below with wonderful views over Notting Hill. The family bathroom is located next to, what is currently a dressing room but could also be a second bedroom.

The lower ground comprises a further bedroom, kitchen area and bathroom. This leads onto a small patio garden and another room currently used as a workshop, also leading into what is currently a wine cellar



Westbourne Grove is located in the heart Notting Hill with its fantastic selection of cafes, designer boutiques and delis plus the added benefit of close proximity to Notting Hill Gate Underground Station (Central, District and Circle lines), Bayswater Station (District and Circle lines) and connections out of London.

Terms:

Tenure: Freehold

Local Authority: Royal Borough of Kensington & Chelsea

Guide Price: £4,750,000

Viewing:

By appointment with agent Knight Frank 020 7229 0229

