



Westbourne Park Road,  
Notting Hill. W11 1EL



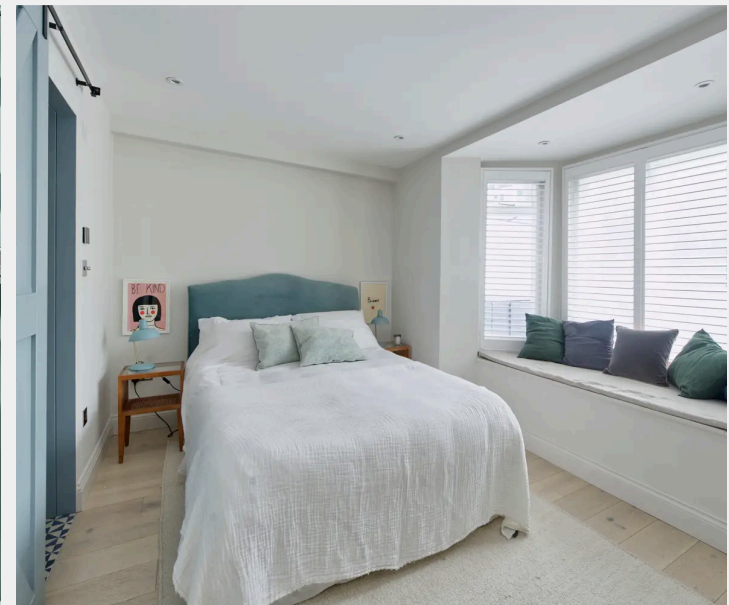
£945,000



We are delighted to present this recently refurbished and extended property, boasting a more generous layout than is typical for these flats. This exquisite home features its own private entrance and access to a private, secluded garden, ensuring a serene and exclusive living experience.

The interior showcases a large, zoned open plan reception room, seamlessly connected to a newly fitted kitchen and designated dining area, perfect for modern living and entertaining. Large heritage style French doors allow for direct access to a private patio and raised garden, providing a tranquil retreat. A spacious bedroom suite occupies the front of the building, with a large south east facing bay window to enjoy the best of the morning light. Both the large ensuite, with individual bath and shower, along with the separate WC are very well appointed and elevate this from a beautiful property to becoming an exceptional home.

- Central Location
- Private Garden
- Recently refurbished
- Separate WC





Westbourne Park Road is centrally located and is on the doorstep of some of the fantastic elements of Notting Hill, including Portobello Road and All Saints Road. Westbourne Park Tube station is close by and Notting Hill Tube is within easy reach.

Council Tax band: TBD

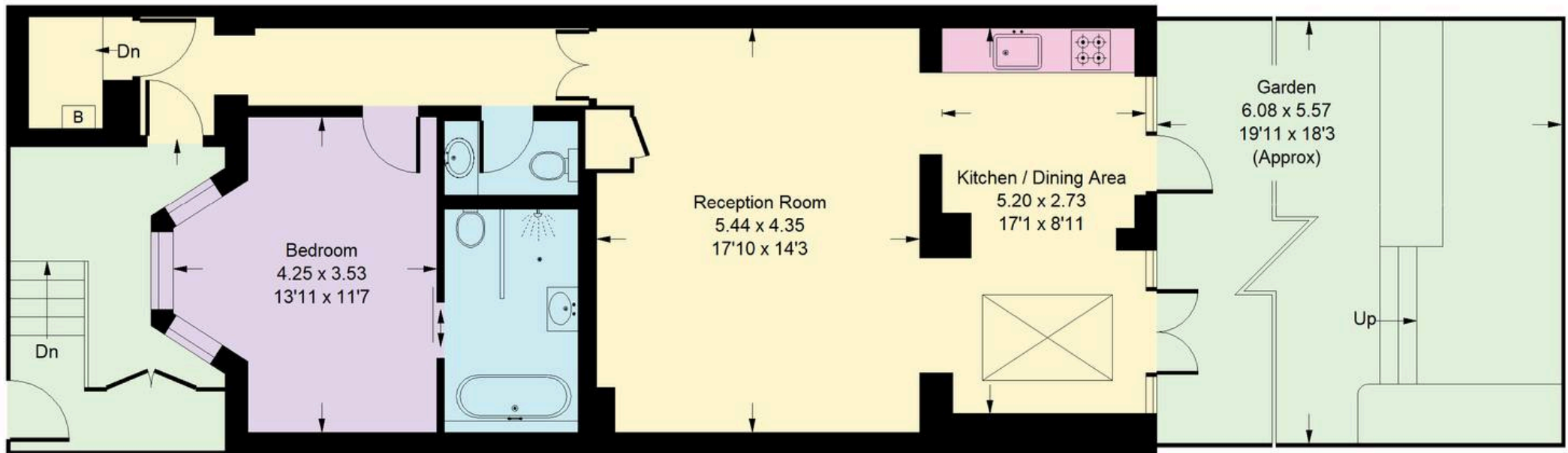
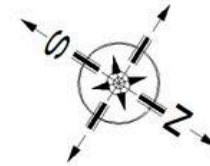
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

# Westbourne Park Road, W11

Approx. Gross Internal Area  
71.3 sq m / 767 sq ft



## Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

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