

RIGBY & MARCHANT



Loft living in Notting Hill, "The Westbourne" is a prestigious and secure portered building with a communal garden and underground parking, enviably located in London, W2.



The Westbourne, Notting Hill - W2 5DL
£1,250,000



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"The Westbourne" at No.1 Artesian Road, and accessed directly off Westbourne Grove, is one of Notting Hill's most admired developments. Tucked between the peaceful tree-lined street of Artesian Village and the glamour and vibrancy of Westbourne Grove, this home blends modern design with classic elegance in this bright, top floor, loft style apartment. Arranged laterally across 933 sqft, the apartment is defined by its soaring ceilings, full-height windows and balcony access from every principal room, filling the space with natural light and a rare sense of openness. The layout includes a stylish kitchen, neatly positioned in the corner of a large, dual aspect reception space, bookended by generous balconies, two good sized bedrooms, each with their own refined bathrooms and private balconies complete the accommodation. Residents benefit from secure underground parking, a dedicated concierge and a private entry system, providing comfort, convenience and peace of mind in one of Notting Hill's most desirable addresses.

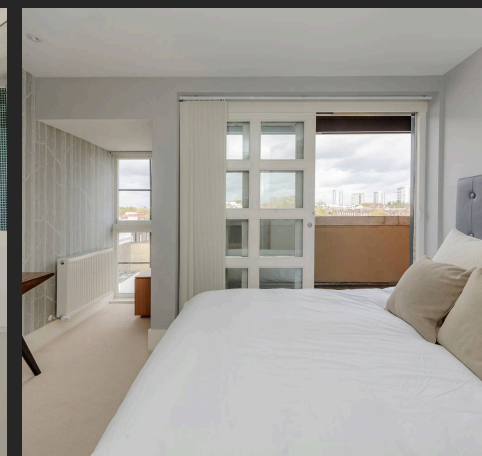
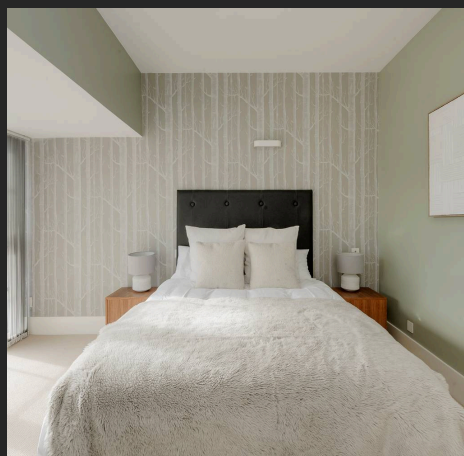
In an advantageous location with close access to the plethora of upscale eateries and boutique retailers lining Westbourne Grove, residents of "The Westbourne" have easy access to the amenities of Notting Hill Gate and the expansive open space of Kensington Gardens. For further shopping options and transportation links, Notting Hill Gate station, which services the Central, Circle, and District Underground Lines, is conveniently close by.

Council Tax band: G

Tenure: Leasehold

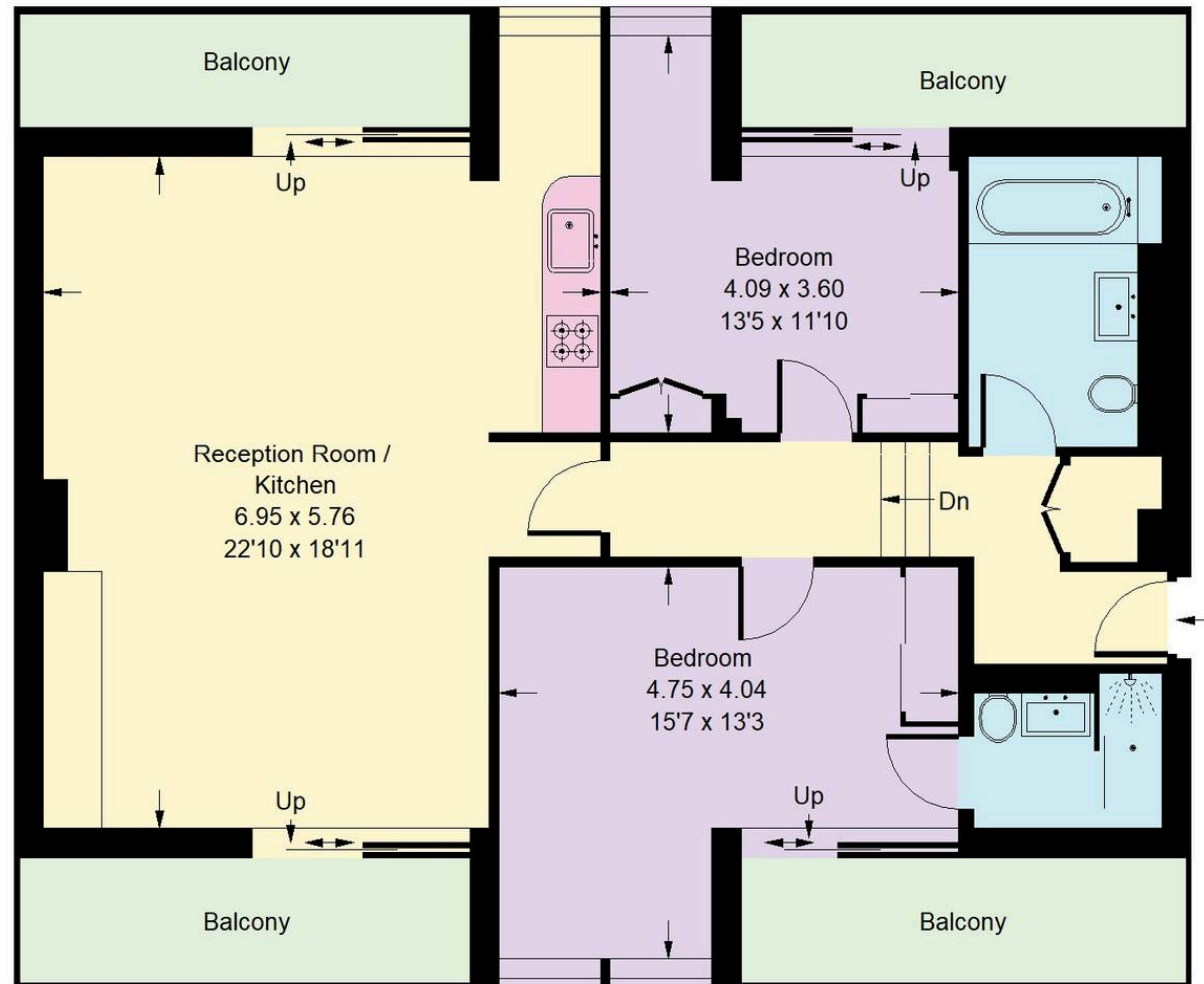
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



The Westbourne, W2

Approx. Gross Internal Area
86.7 sq m / 933 sq ft



Sixth 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.



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