



RIGBY &
MARCHANT

“A beautifully reimagined three bedroom, three bathroom upper maisonette located in Notting Hill and finished in a Japandi style that blends natural tones with understated luxury.”

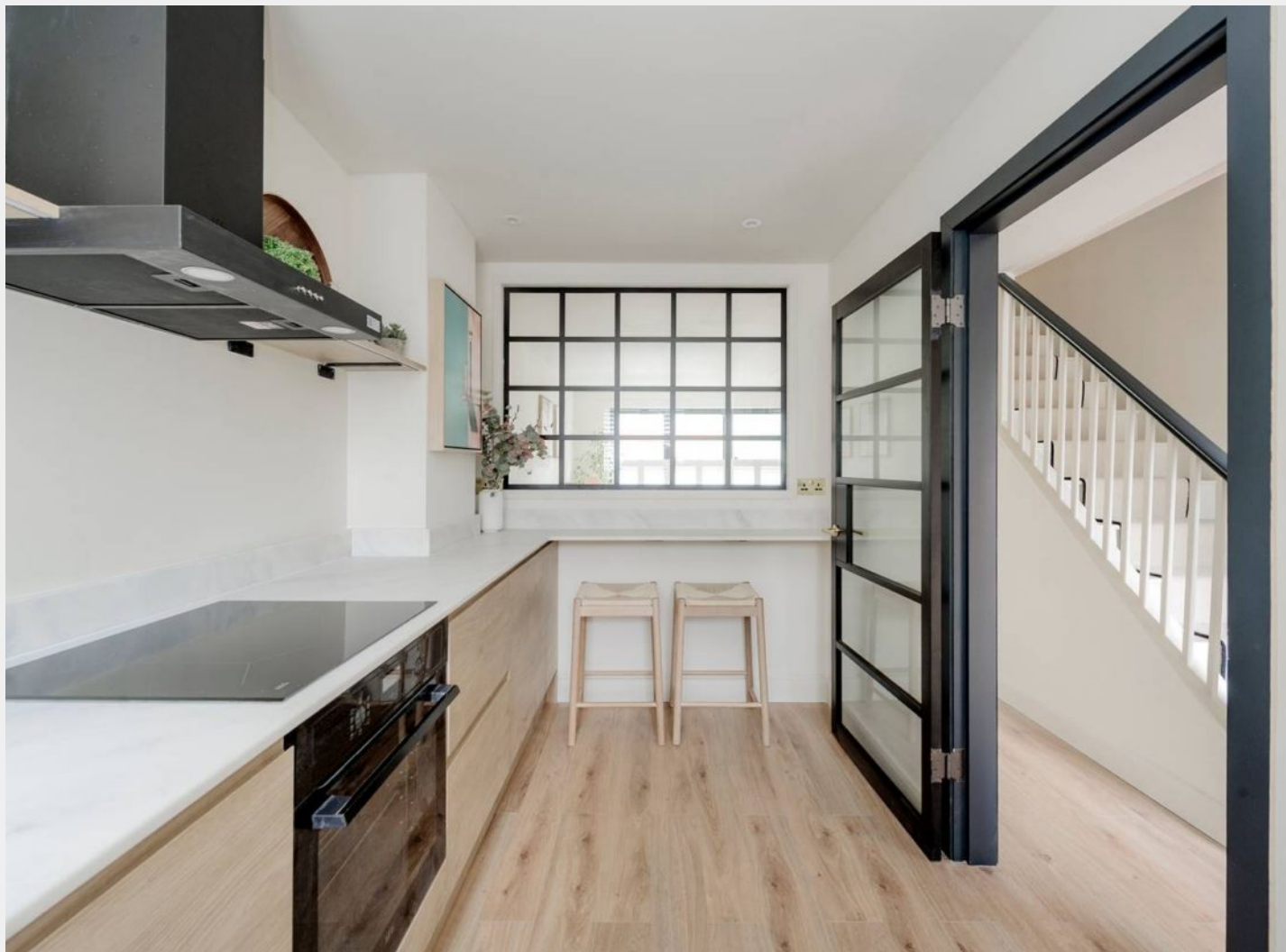


Bartle Road, Notting Hill - W11 1RF

In Excess of **£800,000**



RIGBY &
MARCHANT

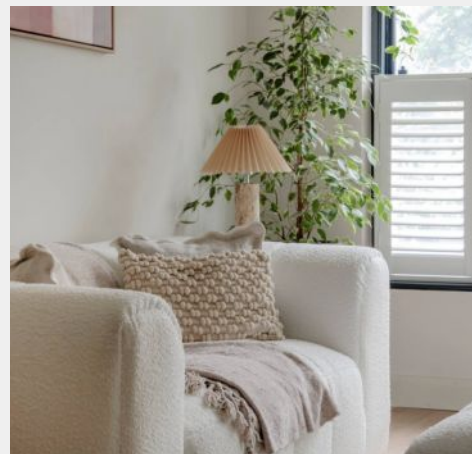


Thoughtfully refurbished and arranged over three floors, it offers light, space and balance in the heart of Notting Hill. Accessed from its private entrance on the raised ground floor, this exceptional maisonette has been completely reimagined with a focus on flow, a natural palette and timeless simplicity. The interiors draw inspiration from Japanese and Scandinavian influences, with oak style flooring and kitchen joinery, with softly textured walls, creating a sense of calm throughout.

The kitchen cabinetry and stone worktops glimpse through to the large reception room beyond, a beautifully composed space for both living and entertaining. Filled with light from a large, triple sash window and overlooking the landscaped gardens beyond, the flat makes the most of the dual aspect light available. Each of the three bedrooms has its own bathroom, with elegant finishes and carefully chosen fittings adding to the feeling of quiet sophistication.

Every detail has been considered, from the muted colour palette and ambient lighting to the cleverly integrated storage and thoughtfully zoned layout. The result is a home that feels both contemporary and serene, perfectly attuned to modern life while retaining the warmth and character of its Notting Hill setting.

The seller of this property is related to a director of Rigby & Marchant Ltd.







Bartle Road sits moments from the charm of Portobello Road and Westbourne Grove, surrounded by independent shops, coffee houses and weekend markets that define this part of Notting Hill. Excellent transport links are close by at Ladbroke Grove and Notting Hill Gate, while the green spaces of Holland Park and Kensington Gardens are just a short walk away. A rare blend of design, light and location in one of London's most sought-after postcodes.

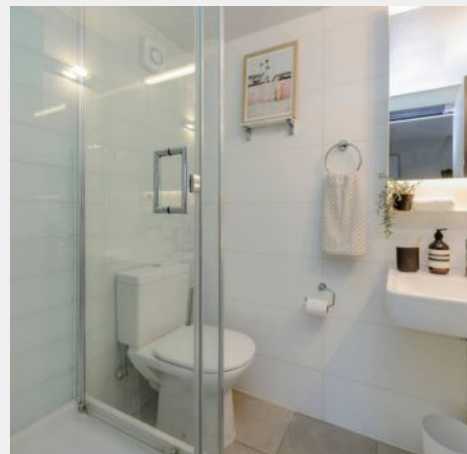
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three double bedrooms
- Central Notting Hill
- Interior Designed
- Close to tube

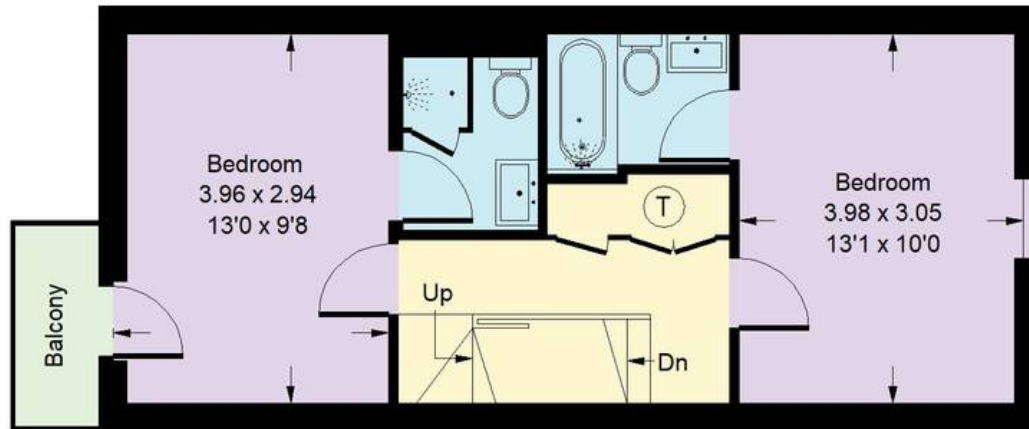


Bartle Road, W11

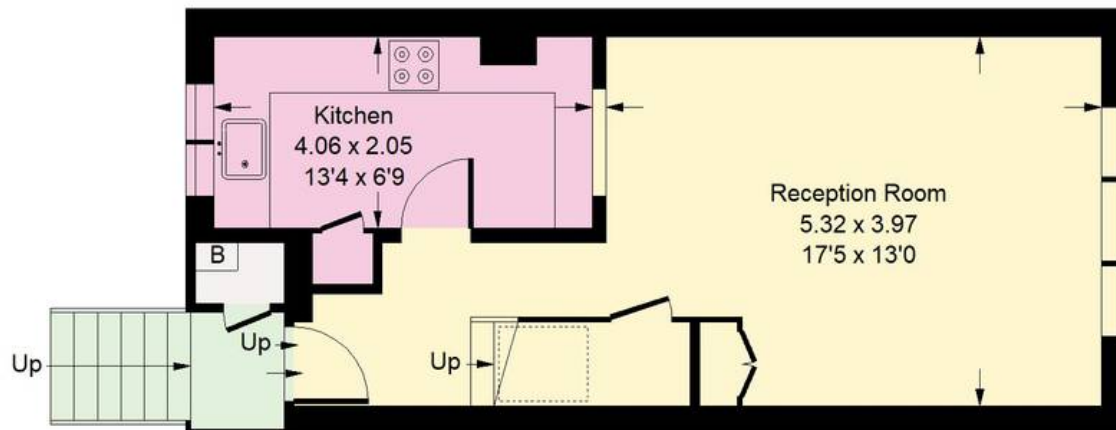
Approx. Gross Internal Area = 108 sq m / 1163 sq ft
(Including Eaves Storage 6.2 sq m / 67 sq ft &
External Storage = 0.6 sq m / 6 sq ft)



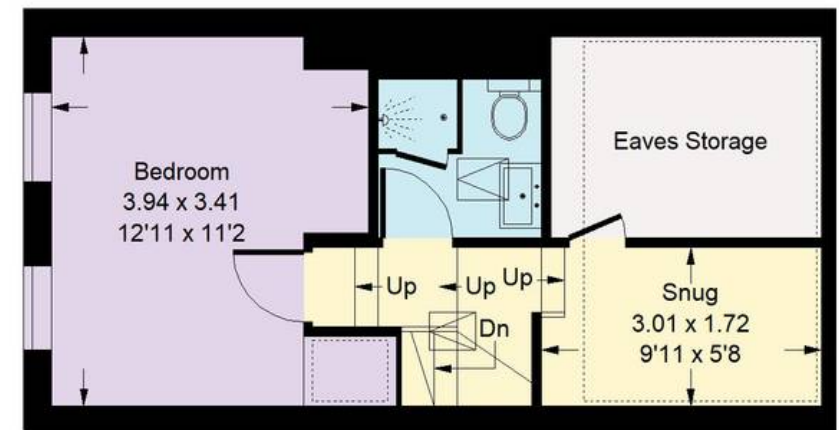
 = Reduced headroom
below 1.5 m / 5'0"



First Floor



Raised Ground Floor



Second 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

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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