





**GROSVENOR**  
PRIVATE OFFICE

**Flat, 305, Westbourne Park Road**  
**£10,000PCM (Deposit: £11,538)**

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- Three Spacious Double Bedrooms
- South Facing Roof Terrace
- Royal Borough of Kensington & Chelsea
- EPC - C
- 1189sqft
- Maisonette
- Air Conditioning
- Newly Refurbished
- Duplex Apartment
- 0.2 of a mile to Ladbroke Grove Station

Tax Band: F Furnished: Unfurnished

Grosvenor Private Office are proud to offer this stunning, recently refurbished three bedroom duplex maisonette on Westbourne Park Road. Just a moments walk around the corner to Portobello Road and located directly opposite the famous "Blue Door" featured in the classic 1999 romantic comedy Notting Hill, with Julia Roberts & Hugh Grant.

The property benefits from an open plan kitchen/reception room, with direct access to a private south facing roof terrace. The principal bedroom located on the top floor offers south facing views across the Notting Hill skyline, along with fitted wardrobes and a large en-suite bathroom. The second & third bedroom also have the benefit of built in wardrobes, with the second bedroom also having a en-suite shower room and the third bedroom utilising the Shower Room/WC on the first floor. This also allows for the third bedroom to be set up as a study.

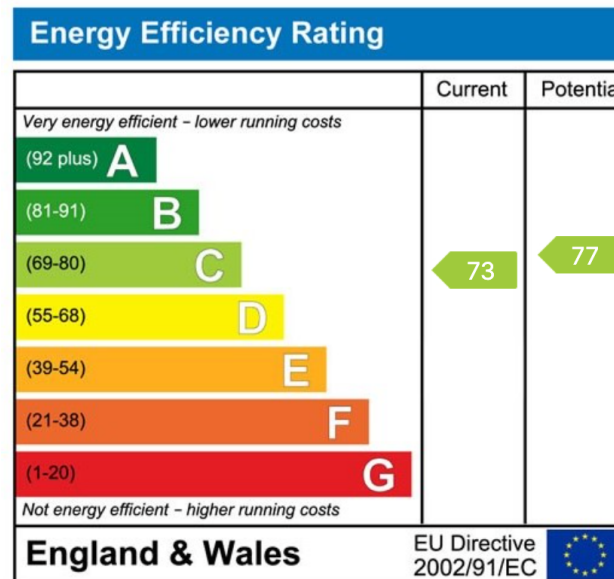


#### Westbourne Park Road, W11 1EF

Approx Gross Internal Area = 110.5 sq m / 1189 sq ft



Ref  
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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