

THE PRIVATE OFFICE
REAL ESTATE

PORTOBELLO ROAD

NOTTING HILL, LONDON, W11



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Located on one of W11's most famous addresses, a super apartment offering fantastic potential for a new owner to renovate. With an excellent layout across two bright floors the living space is found on the upper floor and leads perfectly out to a west facing roof terrace.

Just the perfect spot to enjoy a sunset, for alfresco dining and to watch the world go by.

There are two double bedrooms on the lower floor, both with plenty of room to accommodate wardrobe space. The principal bedroom includes an en-suite bathroom and there is an additional guest shower room.



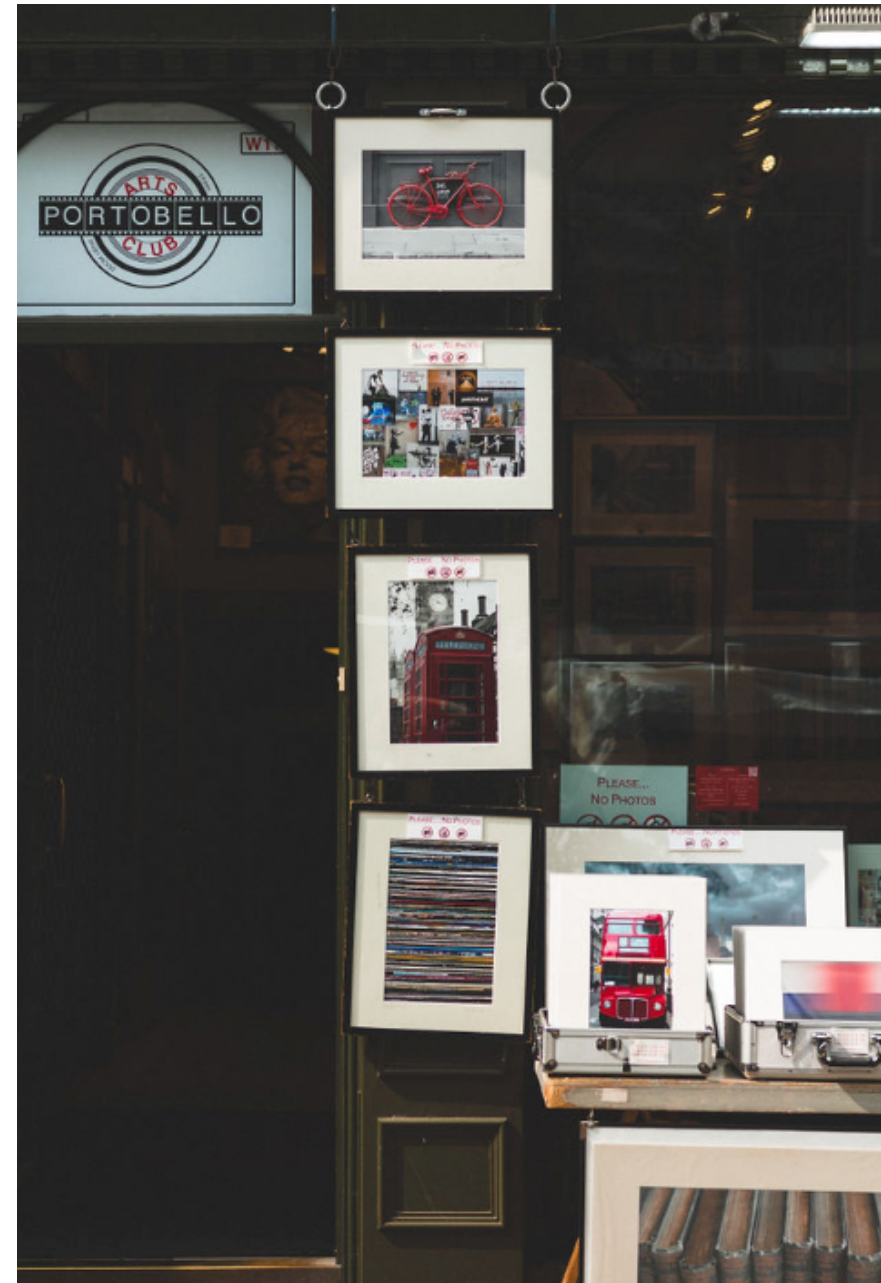
PORTOBELLO ROAD, NOTTING HILL

Portobello Road is of course one of our capitals most popular and much loved streets. This apartment is ideally located for all this famous and eclectic address has to offer and is found towards the southern section and close to Westbourne Grove. Within a short distance are well known names such as Soho House, Electric Cinema and Gold. In addition to the many wonderful independent shops and eateries.

2 Bedrooms (1 Ensuite)
1 Family Bathroom
Open Plan Kitchen/Reception Room
West Facing Roof Terrace

Tenure: Leasehold
Lease: Expires on 10 June 2142
Service Charge: Quarterly £1,162.63
Ground Rent: Quarterly £62.50

GUIDE PRICE £895,000

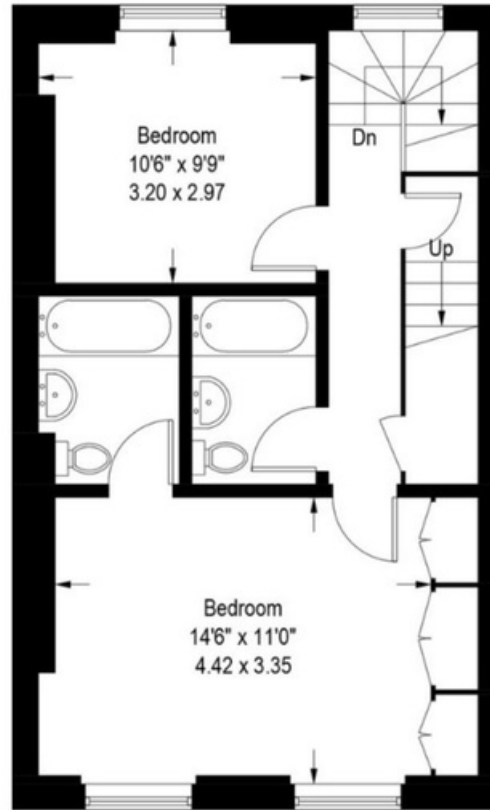
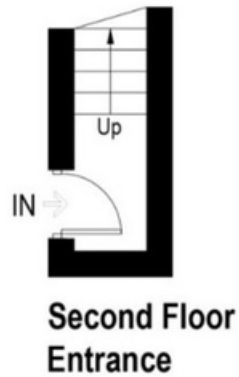


Portobello Road, W11

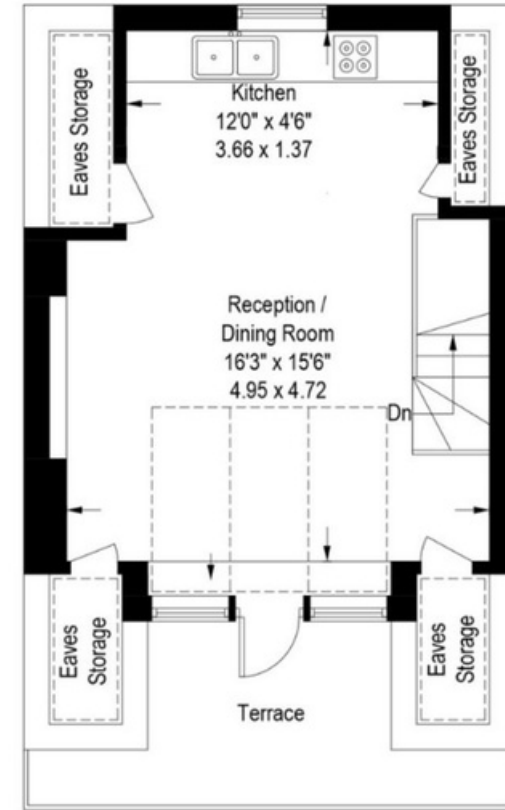
Approximate Gross Internal Area = 832 sq ft / 77.29 sq m



= Reduced headroom below 1.5m / 5'0"



Third Floor



Fourth Floor



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1248370)



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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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Details prepared: October 2025 Photographs: Taken October 2025

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