

THE PRIVATE OFFICE
REAL ESTATE

MONMOUTH ROAD

NOTTING HILL, LONDON, W2



“A bright and well-presented two-bedroom, two-bathroom apartment, ideally located on a quiet street yet moments to Westbourne Grove”

Christopher Shaw

A handwritten signature in dark ink, appearing to read 'Chris Shaw', with a stylized, flowing script.





Positioned on the third floor of this newly renovated building, with lift access, this modern property occupies a desirable corner position and overlooks an attractive garden square.

The reception room is bright and spacious with wooden floors and adjacent is a fully fitted kitchen and separate utility room. There are two double bedrooms at the end of the vaulted hallway, one of which includes an en-suite shower room and a separate family bathroom.





Monmouth Road, Notting Hill, London, W2

Monmouth Road is a quiet tree-lined street and is ideally located next to the many popular eateries, coffee shops and amenities on Westbourne Grove.

The many attractions of Notting Hill are within walking distance, as is Hyde Park. Nearby transport links include Queensway, Bayswater & Notting Hill Gate (Central, Circle and District Lines.)

Tenure: Share of Freehold

Underlying Lease Length: 999 years from 2021/
995 years remaining Annual Service Charge:

£2,329.19

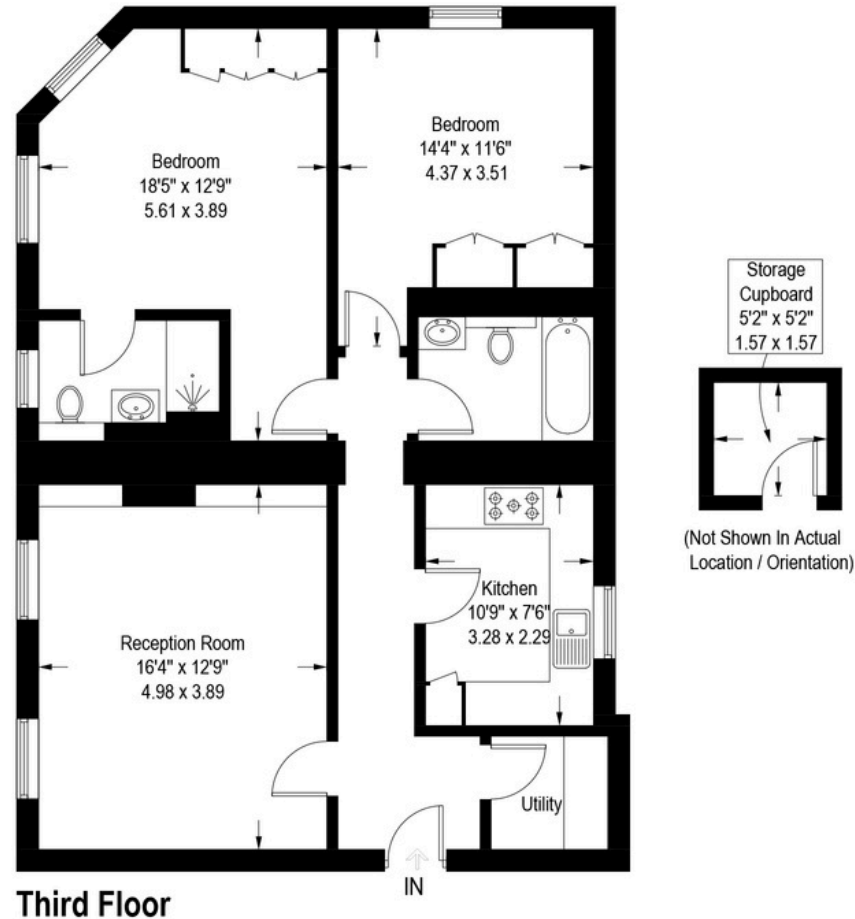
Annual Ground Rent: £200

GUIDE PRICE £1,295,000



Monmouth Road, London, W2

Approximate Gross Internal Area = 931 sq ft / 86.5 sq m
(Including Storage Cupboard)



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1046795)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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.

TENURE Share of Freehold

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

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Details prepared: September 2025 Photographs: Taken September 2025

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