

Portobello Road, Notting Hill

W11





A charming two-bedroom house with sunny roof terrace on Portobello Road.

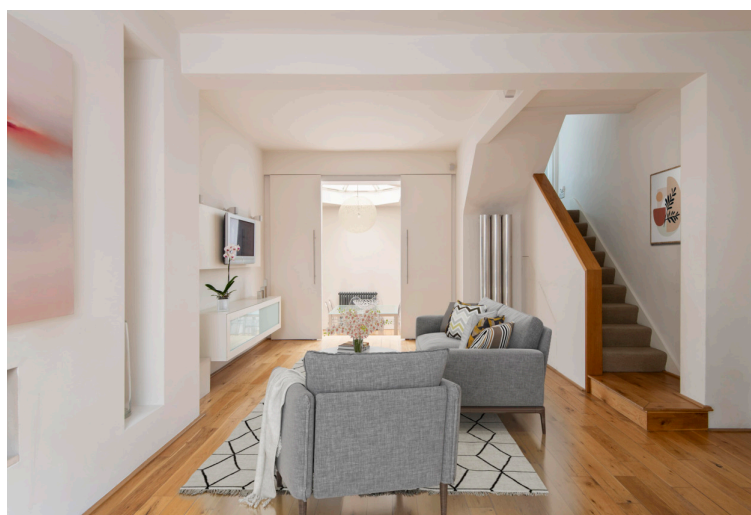
Arranged over just two floors, the house benefits from an excellent layout and ample storage throughout.

The ground floor comprises a generous reception room leading through to kitchen /dining area lit by a large skylight allowing an abundance of natural light to flow through.

On the first floor are two double bedrooms, the principal bedroom with a generous wall of built-in storage and a second double bedroom, both benefitting from the use of a modern family bathroom with a walk in shower and separate bathtub.

The decked roof terrace is accessed via double doors from the half landing.

This is a fabulous cottage which also benefits from the right to apply for membership to the communal gardens of Ladbroke Square.



Portobello Road is world-renowned and set in the heart of Notting Hill, offering an incredible selection of boutique shops, cafes and restaurants, most notably on nearby Westbourne Grove. The transport connections of Notting Hill Gate (Circle, District and Central Lines) and the green spaces of Kensington Gardens and Holland Park are also nearby.

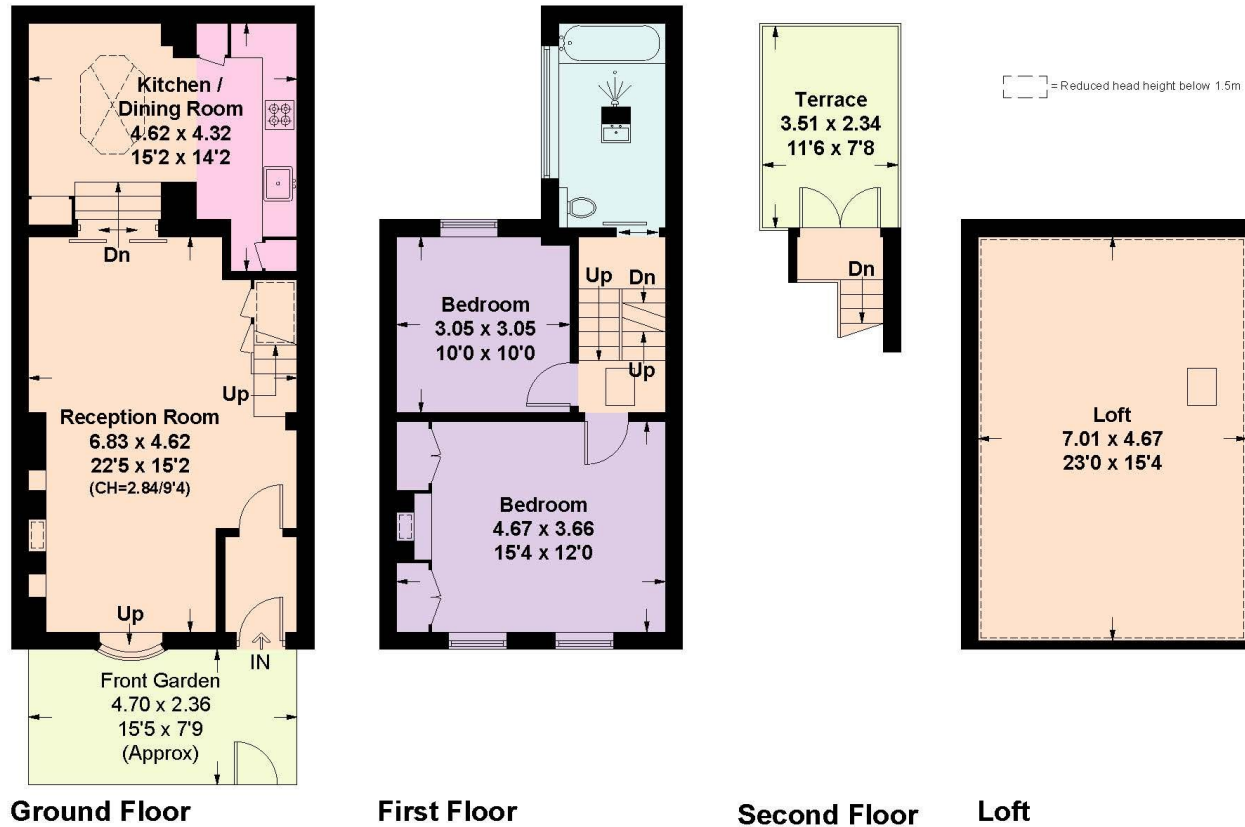


Right to apply for membership to Ladbroke Square Gardens.



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Approximate Floor Area = 90.6 sq m / 975 sq ft
 Loft = 32.5 sq m / 350 sq ft
 Total = 123.1 sq m / 1325 sq ft
 Including Limited Use Area (34.3 sq m / 369 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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Particulars dated May 2021 Photographs and videos dated May 2021.

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