

Portland Road, Notting Hill

W11





An immaculately presented four bedroom house with large sunny roof terrace and courtyard garden.

Arranged over four floors, upon entry at raised ground floor there is a fantastic through reception room with a grand open fire place and a modern, minimalistic eat in kitchen with bi-folding doors leading out to the courtyard. The natural light from the windows creates a bright and airy feel throughout.

The lower ground floor has a separate street entrance and is currently used as a bedroom/second sitting area, with its own shower room.

The principal bedroom suite spans the entire first floor where the elegant interior is continued. The large room has been neutrally decorated and comprises of ample fitted wardrobe space, a reception area and a large en suite bathroom, complete with double shower and 'his & her' sinks.

Two further proportioned bedrooms occupy the second floor and a family bathroom is situated off the landing. Steps lead up to the top floor where you are greeted with a sunny roof terrace.

Portland Road is located moments from Clarendon Cross, a charming enclave with many exclusive designed shops and the famous Julie's wine bar. Holland Park Underground station is a short walk away and is on the Central Line. The green spaces of Holland Park and Kensington Gardens are moments away.





Portland Road, W11

Approximate Area = 185.7 sq m / 1989 sq ft
 (Excluding Shed)
 (Including Limited Use Area = 2.1 sq m / 23 sq ft)



Lower Ground Floor

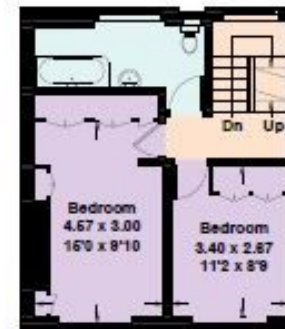


Raised Ground Floor

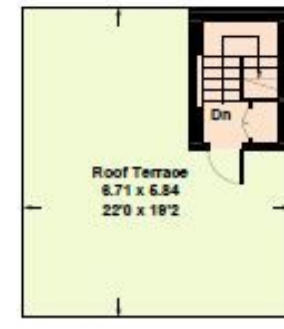
Reduced head height below 2.0m



First Floor



Second Floor



Third Floor

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

Knight Frank
 Notting Hill
 294 Westbourne Grove
 London

I would be delighted to tell you more.

Chelsea Whelan
 020 7229 0229
 chelsea.whelan@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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Particulars dated June 2021. Photographs and videos dated June 2021.

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