



Blenheim Crescent, Notting Hill W11

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This stunning apartment offers a spacious open plan kitchen and reception room, designed to accommodate both dining and entertainment. With a gas fireplace and integrated Sonos speakers in the ceiling. The apartment benefits from a delightful terrace on the second floor, as well as a generous roof terrace, ideal for entertaining during the warmer months. The bedrooms are thoughtfully proportioned, featuring built-in wardrobes and en suite shower rooms. Throughout the apartment, you'll find elegant wooden floors and underfloor heating, adding a touch of luxury and comfort. Located on the coveted Blenheim Crescent, within the enchanting terraces of Notting Hill.

•We have been unable to obtain the service charge and ground rent. You will need to make your own enquires



**Guide price:** £2,250,000

**Tenure:** Share of freehold, approximately 946 years remaining

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** Unknown

## Location Description

Positioned to the west of Ladbrooke Grove, the apartment is just a few minutes' stroll from the Hammersmith and City and Circle Lines underground stations, ensuring easy commutes.

In close proximity, you'll discover the renowned Portobello Road market and Holland Park, offering a wealth of entertainment, leisure, and retail options. Ladbrooke Grove also provides convenient bus connections to Paddington, the West End, Shepherds Bush, and Victoria.







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**Approximate Gross Internal Floor Area  
114.81 sq m / 1214 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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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