



PORTOBELLO ROAD

Notting Hill, W11

HOVIS
BREAD

ALICE'S



THE BEST VALUE IN THE BRITISH ISLES

PORTOBELLO ROAD W.11



LOVE



SITUATED ON ONE OF LONDON'S MOST ICONIC STREETS

Exclusively offered for sale via Knight Frank. This freehold building
has been in the same families ownership for three generations.

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Residential- 1,008 sqft, EPC: G

Commercial - 1,341 sq ft, EPC: C

Business Rates: £20,084.75 per annum

Guide Price: £4,500,000



TIMELESS CHARM, RICH WITH HISTORY

The ground floor and basement are occupied by a spacious 1341 sqft shop, providing a prime retail space with a large basement for storage or further development. The shop benefits from a highly visible corner position, making it a standout location in one of the city's most vibrant and desirable areas. Notably, the property has also featured in the film, Paddington 2 (2017) and The Italian Job (1969) adding a unique cinematic appeal to this already exceptional location. The property has been in the same family for three generations.







Above, the first and second floors house a stunning 1008 sqft duplex maisonette, which offers an abundance of natural light and a stylish living space. With large windows throughout, the flat is bright and airy, complemented by a generous roof terrace, perfect for outdoor relaxation and entertaining.

The entire property will be sold with vacant possession, offering immediate flexibility for both commercial and residential uses. Whether you are looking for a retail space with a beautiful home above or seeking an investment opportunity, this property presents a rare and highly sought-after chance in the heart of Notting Hill, with the added allure of its film history.



LOCATION

Portobello Road is conveniently located just moments away from transport links at Notting Hill Gate (Central Line) offering easy access to the City, West End and Canary Wharf. There are abundant shopping opportunities nearby on Portobello Road and Westbourne Grove and superb restaurants and bars offering everything from street-food to Michelin starred fine dining.







*Image from the film Paddington 2



Residential (first and second floor) = 93.7 sq m / 1008 sq ft
 Shop (lower ground and ground floor) = 124.6 sq m / 1341 sq ft
 Total = 218.3 sq m / 2349 sq ft (Including Limited Use Area (0.4 sq m / 4 sq ft))

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jack Thomas
07870379526
jack.thomas@knightfrank.com

Notting Hill
294 Westbourne Grove
W11 2PS

knightfrank.co.uk

Your partners in property

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