



PORTOBELLO ROAD

Notting Hill, Wll



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

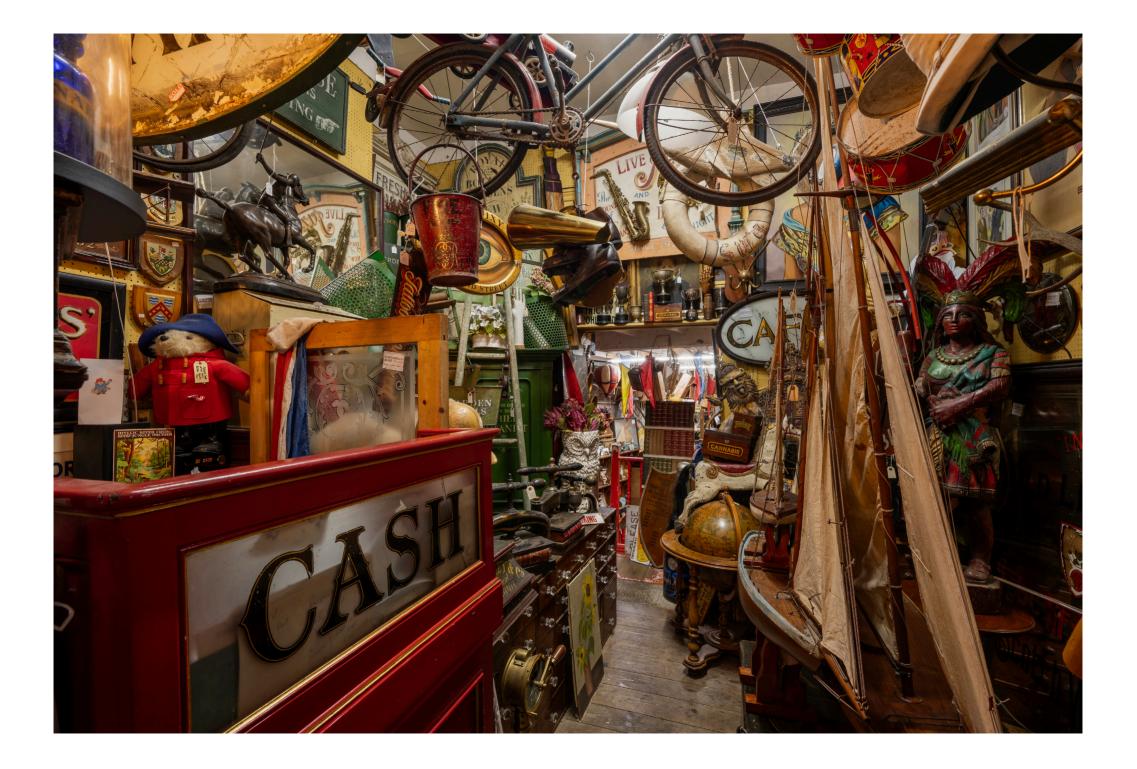
Guide Price: £4,500,000

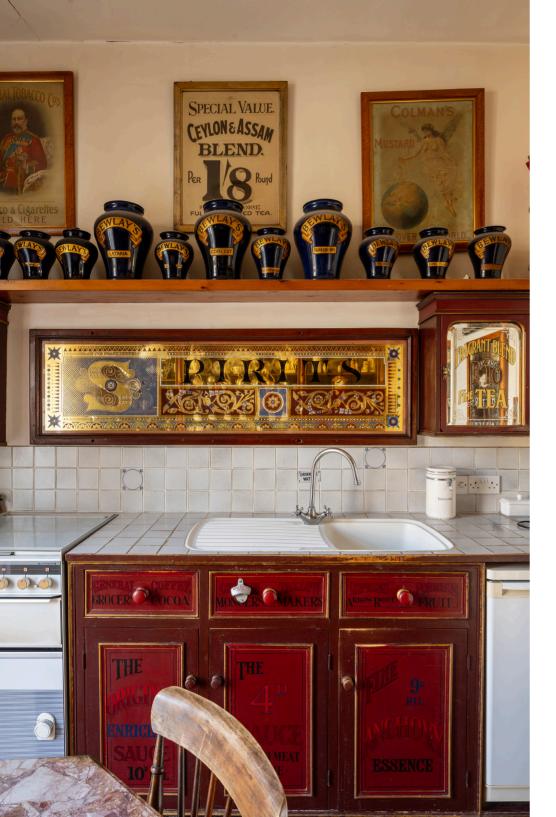


TIMELESS CHARM, RICH WITH HISTORY

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 streetfood to Michelin starred fine dining.









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)

5



We would be delighted to tell you more.

Jack Thomas 07870379526 jack.thomas@knightfrank.com Notting Hill 294 Westbourne Grove Wll 2PS

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fract carpets, curtains, light fittings and other ritems 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.