



WESTBOURNE LOFTS

Notting Hill W2



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The essence of contemporary lateral living in the heart of Notting Hill



3



2



1

EPC

B

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold of 999 years with approx. 999 years remaining

Please note, we have been unable to confirm the service charge/ground rent amount and the review period. Please make your own enquiries.

Guide price: £5,150,000



MODERN SOPHISTICATION AND EFFORTLESS STYLE

Positioned on the first floor of a stunning portered building on Westbourne Grove, this exceptional three bedroom lateral apartment defines modern sophistication and effortless style. With a direct lift access opening straight into the apartment, every detail has been thoughtfully curated to enhance the experience of contemporary urban living.







WHERE LUXURY MEETS LIFESTYLE

Enjoying an exceptionally light and bright corner position with four large south-facing windows, flooding the expansive open-plan living and kitchen area with natural light. The space is anchored by a striking double-sided Planika fireplace, seamlessly connecting the vast lateral living room and dining areas, while in-ceiling speakers, Lutron lighting controls, and wide-board engineered oak flooring add refinement throughout.

Each of the three spacious bedrooms features a luxurious en-suite bathroom, with two offering large en-suite dressing rooms, ideal for those who appreciate elevated privacy and comfort. The apartment also benefits from air conditioning, underfloor heating, and a fully equipped utility area with Siemens washer and dryer.

The apartment lies just moments to world-class restaurants, including The Ledbury, Dorian and Sumi, cementing the area's reputation as a destination for exceptional dining. The street itself is lined with artisan cafés, designer boutiques, independent delis, and superb shopping, offering a dynamic mix of local character and cosmopolitan flair.





Westbourne Grove, W2



 = Reduced head height below 1.5m



First Floor



Approximate Gross Internal Area = 223.06 sq m / 2,401 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)



Arthur Lintell

+44 20 7313 9112

arthur.lintell@knightfrank.com

Knight Frank Notting Hill

294 Westbourne Grove

London W11 2PS

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

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