



PORTOBELLO ROAD

Notting Hill, W11



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A well-presented two bedroom, two bathroom duplex apartment with a terrace for sale in a prime location in Notting Hill W11.



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Local Authority: Royal Borough of Kensington & Chelsea

Council Tax band: E

Tenure: leasehold, approx 107 years remaining

*Ground rent: £300

Service charge: £2,961 per annum, reviewed every year, next review due 2026

Guide price: £1,150,000



A beautifully presented two bedroom duplex apartment with a terrace, located on Portobello Road in W11. Arranged over the first and second floors, the property offers 923 sq ft of well-proportioned interiors, excellent natural light, and a superb Notting Hill location. The first floor features a spacious open-plan reception room and kitchen with nearly 29 feet of lateral living space and full-height French doors leading to a terrace. Upstairs, the principal bedroom includes wide windows, built-in storage and an en suite. A second bedroom sits to the rear, served by a separate shower room.

Ideally positioned for the cafés, markets and shops of Portobello Road and Golborne Road, with excellent transport links at Ladbroke Grove and Notting Hill Gate.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.

N.B. Some photos use CGI for illustrative purposes only.



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Approximate Gross Internal Area = 90.67 sq m / 976 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.

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