



PORTOBELLO ROAD

Notting Hill, W11



PORTOBELLO ROAD NOTTING HILL, W11

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



2 2 1 C

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: £975,000



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.



Portobello Road, W11



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.

Jack Thomas
+44 2039109732
jack.thomas@knightfrank.com

Knight Frank Notting Hill
294 Westbourne Grove
London, W11 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 etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building 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 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. 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 June 2025. Photographs and videos dated June 2025. 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 W1U 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.