






WESTBOURNE GROVE

Notting Hill W11



GRACEFULLY ELEVATED VICTORIAN LIVING

Elegant Victorian duplex in the heart of Notting Hill

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 116 years remaining

Guide Price: £2,250,000



A HOME OF HEIGHT, LIGHT AND CHARACTER

Occupying the first and second floors of a handsome Victorian conversion, this duplex apartment extends to approximately 1,198 sq ft. The first floor is defined by superb ceiling heights and exceptional natural light, with a spacious reception room and separate kitchen. Period proportions are beautifully balanced with a sense of openness, creating an inviting living and entertaining environment.





GENEROUSLY PROPORTIONED IN VIBRANT NOTTING HILL

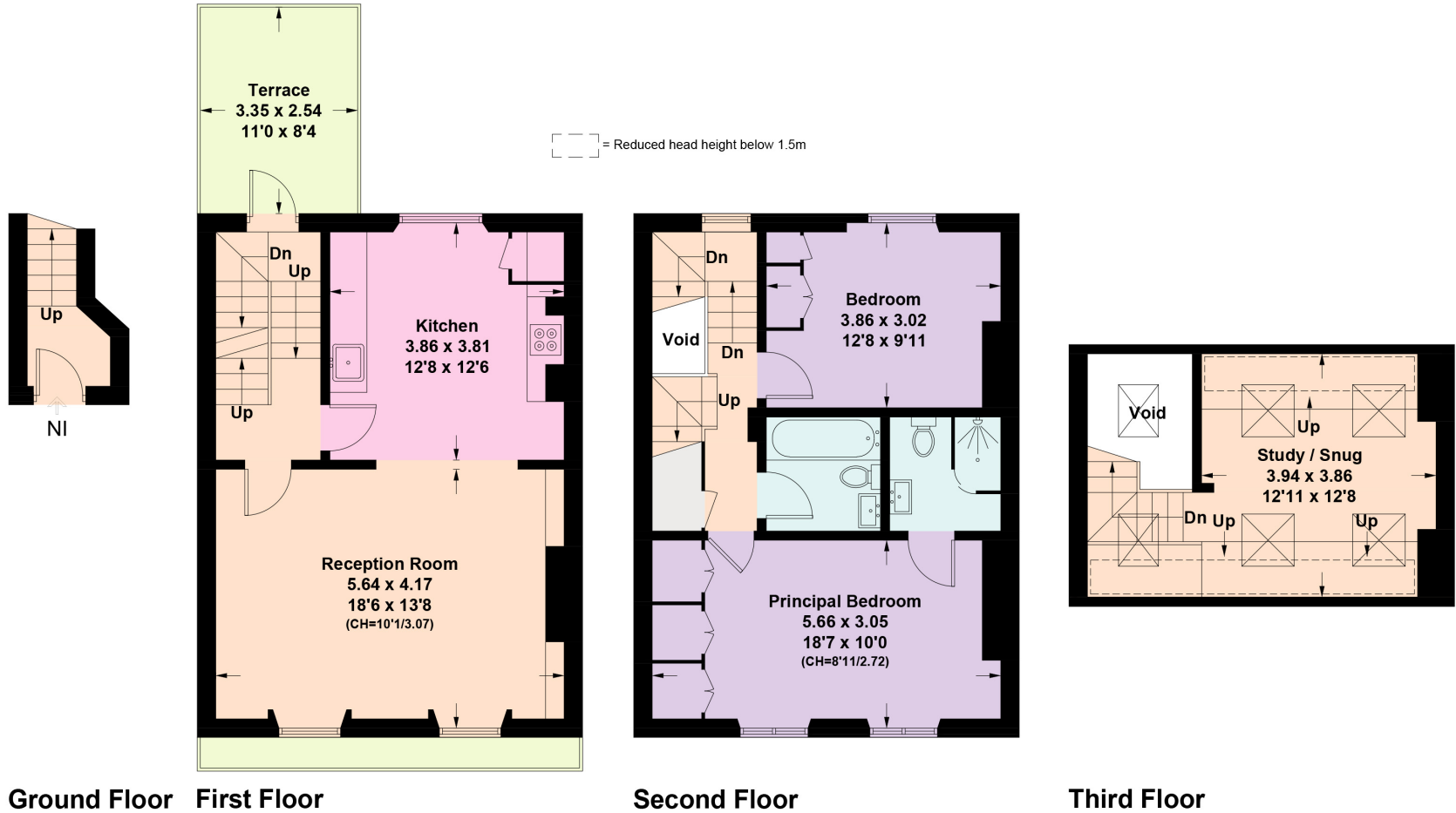
On the upper level, the principal bedroom spans the width of the building and includes bespoke storage. There is an excellent second bedroom at the rear of the flat, also with excellent storage. From the second floor landing a study/snug area has been created, an excellent use of space and could even be a great home office.

Set directly on Westbourne Grove, the property enjoys one of Notting Hill's most vibrant addresses. Independent boutiques, artisan coffee shops and renowned eateries are on the doorstep — from Hagen and Bodyism to the Walmer Castle gastro pub. Portobello Road's markets and Hyde Park are within easy reach, blending village charm with cosmopolitan energy.



Westbourne Grove, W11

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft
(Excluding Voids)
Including Limited Use Area (5.6 sq m / 60 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. (ID1234451)

Approximate Gross Internal Area = 111.3 sq m / 1,198 sq ft

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