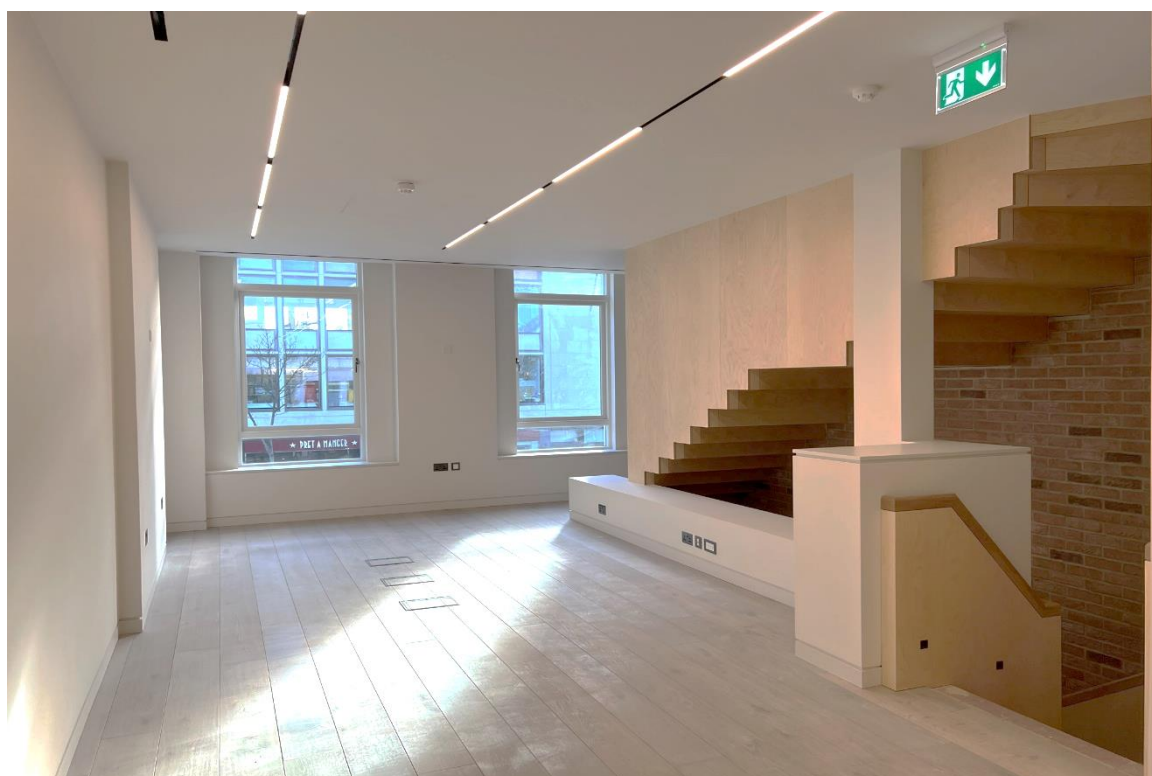


a self-contained office with its own front door, benefitting from excellent natural light throughout and roof terrace in the heart of notting hill

88 notting hill gate, w11

1,345 sq ft approx. – 1st & 2nd floor



location

highly prominent property, located in the heart of notting hill, close to the entrance of notting hill gate underground station (central line and circle & district line) and the junction with pembridge road, with great local amenities such as fez mangal, beach blanket babylon, the shed and the bustling portobello market.

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accommodation

1st Floor -	861 sq ft
2nd Floor -	484 sq ft
Total	1,345 sq ft

amenities

- self-contained with its own front door
- exposed brickwork
- access to roof terrace
- skylight / excellent natural light
- air conditioning
- kitchen (both floors)
- fully cat 5 cabled
- raised floors

lease

a new lease by arrangement.

rent

upon application.

legal costs

each party to bear their own legal costs

possession

upon completion of legal formalities

viewing

via sole agents

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