



Orchard Close | Notting Hill | London | W10

Asking Price - £585,000

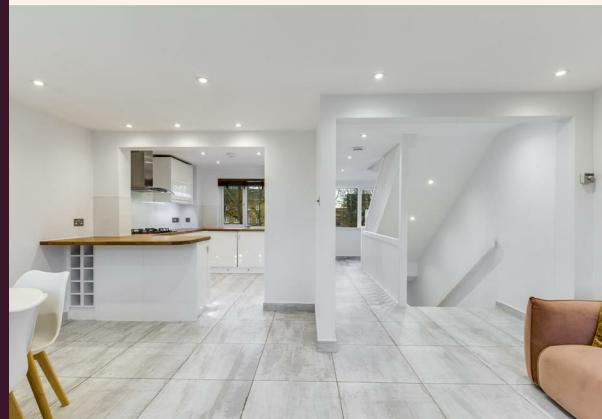


- Private entrance
- First/second floor maisonette
- Reception/Kitchen Breakfast room
- Two Double Bedrooms
- Family Bathroom
- Wooden floors throughout
- Excellent loft storage
- Walking Distance to Portobello Road

This beautifully refurbished two double bedroom first and second floor maisonette benefits from its own private entrance and is set within a quiet, leafy cul-de-sac moments from the energy of Notting Hill. Arranged over two floors, the property offers well balanced accommodation with a strong sense of space and natural light throughout.

The first floor comprises a generous open plan reception room alongside a contemporary fitted kitchen finished to a high standard with ample storage and workspace. Upstairs, the property features two well proportioned double bedrooms, both thoughtfully designed, along with a stylish modern bathroom. In addition, the property benefits from an **accessible loft**, providing excellent storage space, a rare and highly practical feature for a home of this type.

The refurbishment has been completed with care and attention, creating a clean, elegant finish that is ready for immediate occupation. Positioned away from passing traffic, Orchard Close offers a rare sense of calm while remaining firmly connected to one of London's most vibrant neighbourhoods.





Orchard Close is discreetly located between Golborne Road and Portobello Road, placing the property at the heart of W10's renowned café culture, independent boutiques and world famous street markets.

The area benefits from excellent transport connections, with Ladbroke Grove Underground Station and Westbourne Park Underground Station both within easy walking distance, providing swift access to the City and West End via the Circle and Hammersmith & City lines.

The neighbourhood also offers a superb selection of local restaurants, pubs and green spaces, making it a highly desirable location for both professionals and families alike.



Leasehold: 179 years remaining Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: C

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	
EU Directive 2002/91/EC			

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