

Leinster Square Notting Hill, W2

CHESTERTONS











Located on Leinster Square in Notting Hill, this bright onebedroom flat presents a rare opportunity to create a bespoke home in one of West London's most desirable garden squares.

Positioned on the second floor of an elegant period building, the flat enjoys exceptional natural light and views over the beautifully maintained communal gardens. The spacious reception room, with ceiling heights of just under 3 meters, is ideal for entertaining or relaxing, with tall sash windows that flood the space with light.

The bedroom includes a walk-in dressing room or study area, offering excellent flexibility for personal use. Residents also enjoy direct access from the building to the private communal gardens.

The property would benefit from modernisation and it offers exceptional potential for a buyer to update and personalise to their own taste, creating a luxurious Notting Hill residence.

Leinster Square is ideally situated within walking distance of Westbourne Grove (0.1 miles), Portobello Road (0.6 miles), and Kensington Gardens / Hyde Park (0.3 miles), offering an array of boutique shops, cafes and restaurants. Excellent transport links are close by via Bayswater (0.3 miles), Queensway (0.5 miles), and Notting Hill Gate under ground stations (0.5 miles).

- Bright reception room overlooking the stunning communal gardens
- Direct access from the building to communal gardens
- High ceilings
- Prime Notting Hill location
- Excellent potential to refurbish and add value

Tenure:Leasehold. 980 years remaining with a Sare of Freehold.

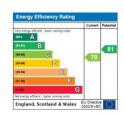
Service Charge: £6,700 p.a. (including a contribution to reserve fund, heating and hot water).

Ground Rent: £0

Local Authority: Westminster

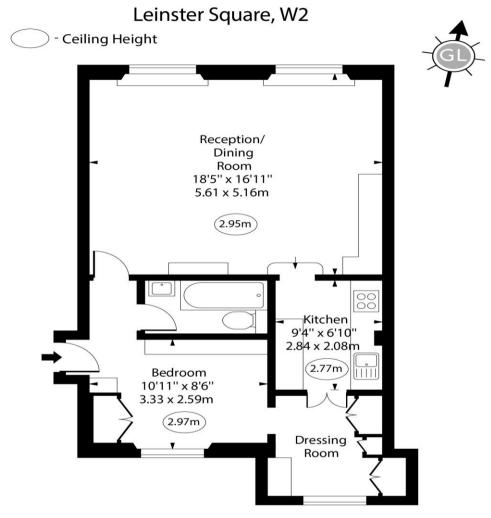
Council Tax Band: F

Asking Price £750,000



Chestertons Notting Hill Sales

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Second Floor

Approx Gross Internal Area

617 Sq Ft - 57.32 Sq M

For Illustration Purposes Only - Not To Scale www.goldlens.co.uk Ref. No. 024819M

