



Westbourne Park Road  
Notting Hill, W11

CHESTERTONS





A beautifully refurbished two-bedroom split level flat with a large garden set over the raised and lower ground floors of an elegant period building in the heart of Notting Hill. Finished to an exceptional standard throughout, the property blends contemporary design with timeless period character.

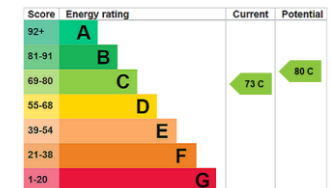
The raised ground floor features two generous double bedrooms and two stylish bathrooms (one en suite). On the garden level, there is an impressive modern kitchen with marble worktops, and an open plan dining and reception area finished with elegant wooden flooring throughout, creating a seamless flow of space and light.

French doors open onto a superb 43-foot private garden, complete with an outdoor kitchen setup, perfect for entertaining. There is also a versatile study/guest bedroom, guest WC, and convenient dual access through the garden to Elgin Mews.

Ideally located just moments from the vibrant bars and restaurants of Portobello Road (0.1 miles) and the shops on Westbourne Grove (0.5 miles), it is also within easy reach of Ladbroke Grove station (0.1 miles) and Notting Hill Gate station (0.8 miles).

- Beautifully refurbished to a very high standard
- Elegant wooden flooring throughout
- Open-plan kitchen with marble worktops
- 43ft private garden with outdoor kitchen setup and dual access via Elgin Mews
- Two double bedrooms, two bathrooms (one en suite)
- Study/guest bedroom and guest WC

Asking Price £1,675,000



**Tenure:** Leasehold, 161 years remaining.

**Service Charge:** £1,850 pa

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** E

**Chestertons Notting Hill Sales**

30 Ledbury Road

Notting Hill

London

W11 2AB

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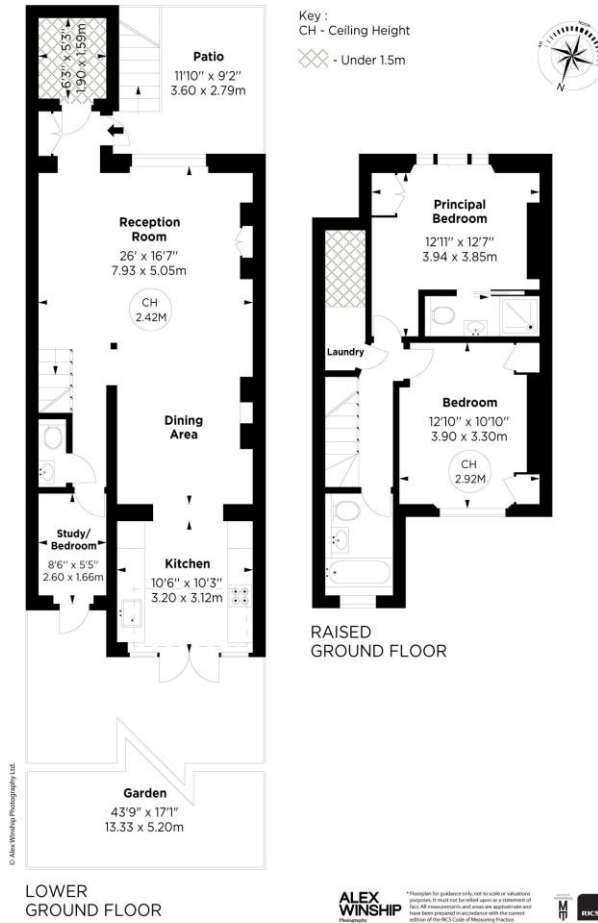
0203 040 8585

[chestertons.co.uk](http://chestertons.co.uk)

# Westbourne Park Road, W11

APPROX. GROSS INTERNAL AREA \*  
 1103 Sq Ft - 102.47 Sq M  
 (Including 4.71 Sq M of Under 1.5m Area)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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