



Offers In Excess Of £725,000

2 Bedroom Apartment for sale

Flat 29 Campden Hill Towers, 112 Notting Hill Gate, London





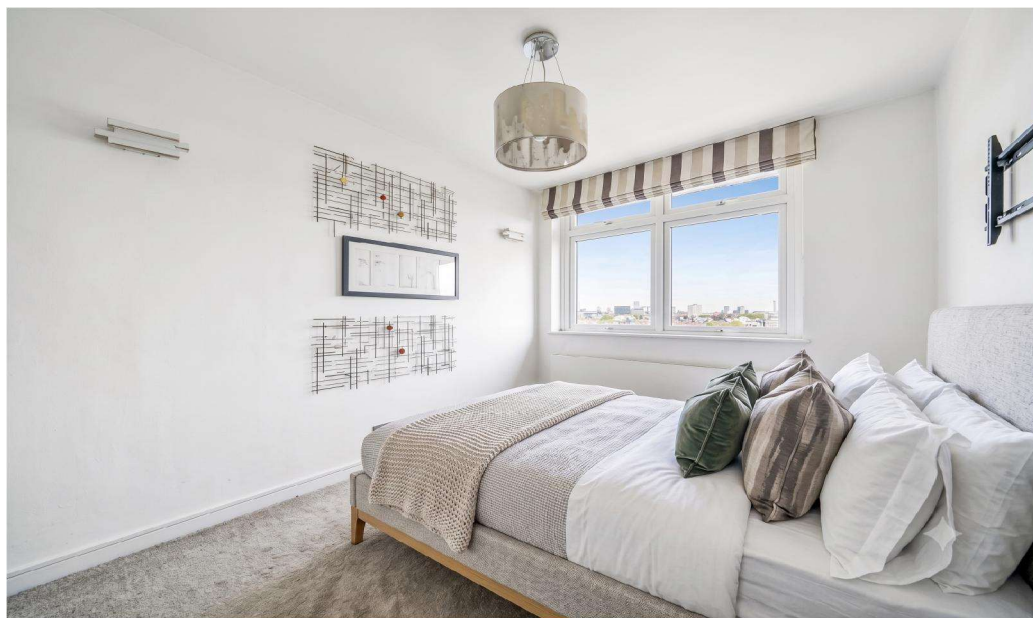
Overview

An extraordinary opportunity to acquire a modern, two-bedroom duplex apartment situated across the 7th and 8th floors of a secure, lift-serviced building just seconds from Notting Hill Gate Underground Station. Combining chic, light-filled living spaces with an east-facing private balcony and a 24-hour concierge service, this turnkey residence perfectly captures the vibrant energy and cultural richness of W11.



Key Features

- Excellent Transport Links
- Close to Local Shops and Amenities
- Sought After Location
- Close to Exceptional Parks and Green Spaces
- Stylish Entry Reception
- 24 Hour Concierge/Porter
- Modern Duplex
- Balcony With City Views
- Modern Kitchen and Bathrooms
- Call 24/7 to Book Your Viewing



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Whether you are a professional seeking a seamless commute, a small family wanting access to London's best parks, or an investor looking for a resilient asset, this property offers a premier West London lifestyle.

A Home Designed for Every Lifestyle

For Professionals & Pied-à-Terre Seekers: The secure upper-floor positioning, round-the-clock concierge, and lock-and-leave convenience make this an ultimate urban sanctuary. The second bedroom easily transforms into an executive home office, while high-speed internet and unrivaled transport links ensure you are always connected to the City and beyond.

For Small Families: Security and space are paramount. The 24-hour on-site security provides peace of mind, while the versatile floor plan—featuring a large main family bathroom—adapts easily to your needs. Best of all, the world-class green spaces of Holland Park and Kensington Gardens are virtually on your doorstep, offering the perfect weekend escape.

For Savvy Investors: Notting Hill remains one of London's most globally coveted residential neighborhoods. With a proven rental income potential exceeding £3,500 per calendar month, this duplex delivers exceptional value, high tenant desirability, and strong capital resilience in a prime postcode.

Key Property Highlights

Elevated Duplex Living: Spread across the top two floors, offering an abundance of natural light and a seamless separation between entertaining spaces and private sleeping quarters.

Private Outdoor Space: A sunny, east-facing balcony offering uninterrupted, panoramic views across the London city skyline—ideal for morning coffee or evening relaxation.

24-Hour Security & Concierge: An impeccably maintained communal lobby with lift access to all floors, intercom entry, and round-the-clock on-site security and concierge support.

Versatile Accommodation: A spacious master bedroom sits alongside a flexible second double bedroom featuring an innovative wall-mounted folding bed and a stylish en-suite walk-in shower.

Full Utility Connectivity: Fully connected to mains gas, electricity, water, and sewage, and equipped for high-speed internet access.

The Residence

7th Floor: Entertaining & Skyline Views

Accessed via a modern communal lobby with elevator service, the 7th floor opens into a bright open-plan living, dining, and kitchen space. Flooded with natural light from expansive east-facing glazing, the interior balances contemporary aesthetic precision with everyday functionality.

The kitchen is fitted with a complete range of floor-to-ceiling cabinetry, quality worktops, and reliable appliances. A seamless transition leads from the reception area directly onto the private east-facing balcony, framing sweeping vistas of the capital.

8th Floor: Rest & Versatility

Ascending the ground-lit wood staircase reveals the private quarters on the 8th floor. The generous master bedroom serves as a peaceful retreat with ample built-in wardrobe space.

The highly versatile second bedroom is cleverly engineered to function as either a full double bedroom (perfect for children or guests) or a functional home office, utilizing a premium wall-mounted folding bed system. This room enjoys its own en-suite bathroom featuring a frameless walk-in shower. A large, well-appointed main family bathroom and a deep, concealed storage suite complete the upper level.

The Notting Hill Lifestyle

Notting Hill Gate (W11) is celebrated for its pastel-colored stucco terraces, peaceful garden squares, and bohemian cultural heritage. Living here means immersing yourself in a world-class local community:

Culture & Gastronomy: Step outside to explore independent art galleries, historic theaters like The Coronet and The Electric Cinema, and a vibrant culinary scene ranging from artisanal coffee houses to upscale dining.

Portobello Road Market: Just a short stroll north lies the world-famous

Portobello Road Market, offering an unmatched collection of fine antiques, vintage fashion, and global street food.

Green Sanctuaries: Despite its dynamic urban energy, the property is flanked by some of London's finest green spaces. The manicured Japanese Kyoto Garden and woodland trails of Holland Park are just minutes away, while the vast expanse of Hyde Park and Kensington Gardens lies immediately to the east.

Unrivalled Connectivity & Transport Links

Positioned virtually on the doorstep of Notting Hill Gate Underground Station, the property benefits from exceptional, rapid transport connections across Central London, making the daily commute or international travel effortless.

Important Information

Floor Level: 7th and 8th Floors (Duplex with lift access)

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band F

Energy Performance Certificate (EPC): Band C

Utilities: Mains gas, electricity, water, and sewage connected; high-speed internet available.

Service Charge & Ground Rent: £1956 Per Quarter

Lease: 121 Years Remaining

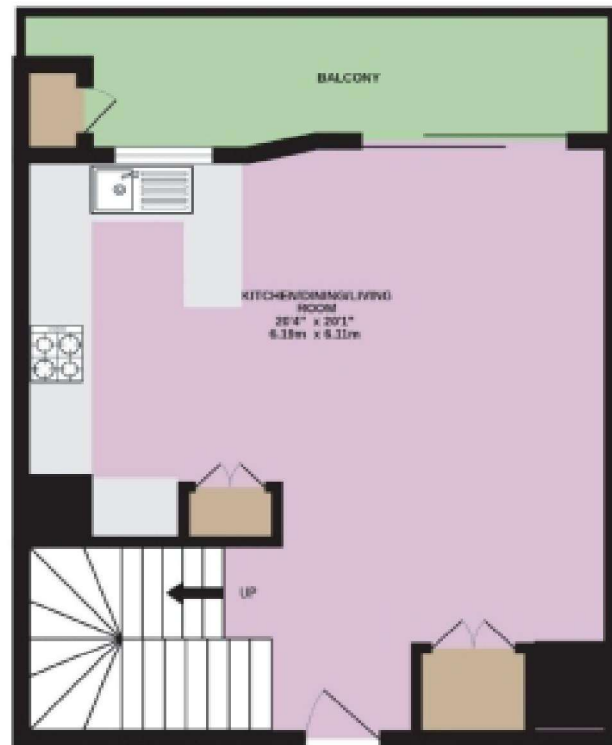
Viewing Arrangements: Strictly by appointment through sole selling agents.

Floorplans

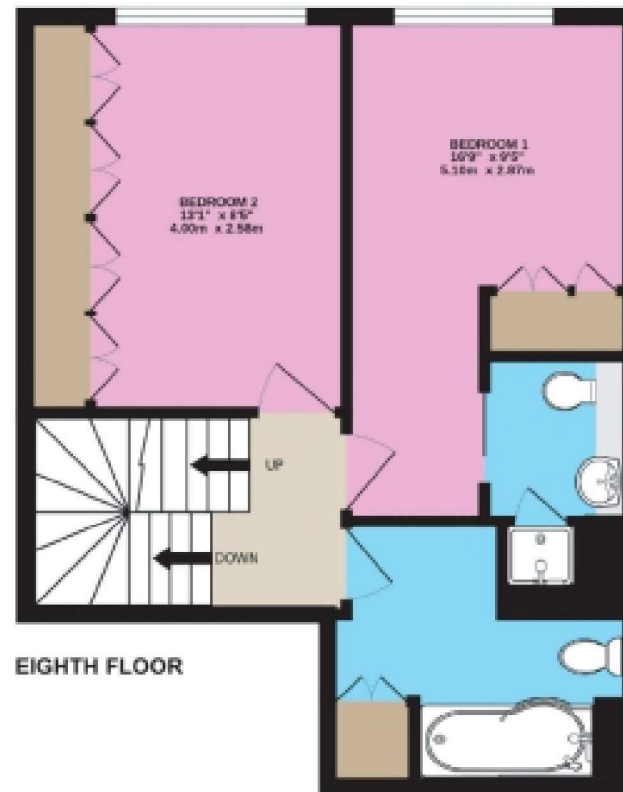


Notting Hill Gate, London, W11

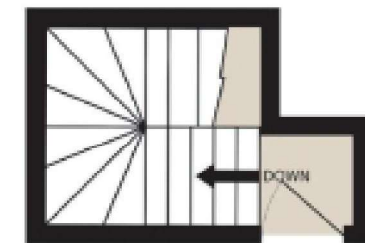
APPROX. GROSS INTERNAL FLOOR AREA 900 SQ FT 83.6 SQ METRES



SEVENTH FLOOR



EIGHTH FLOOR



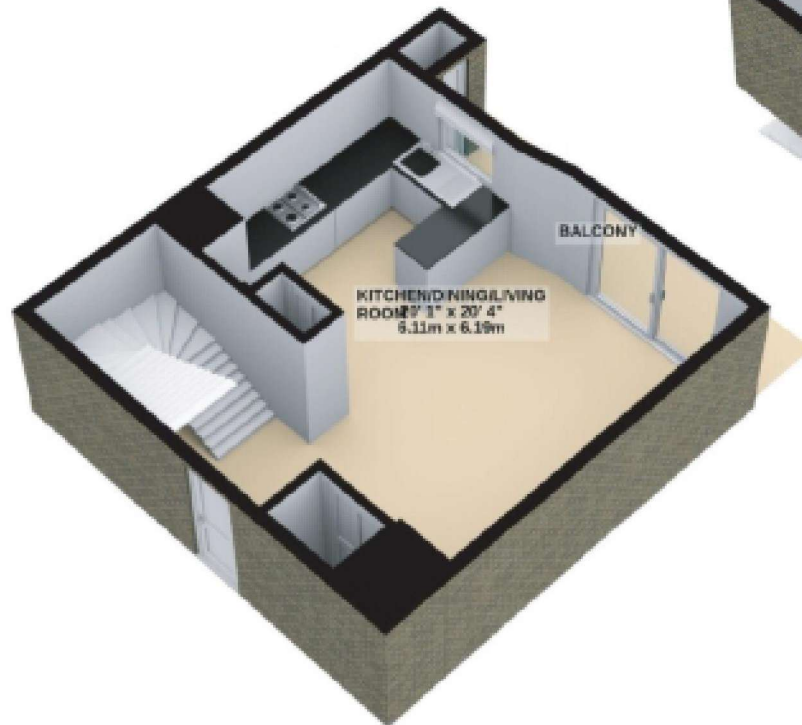
NINTH FLOOR

Floorplans

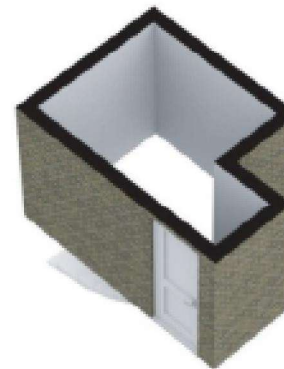


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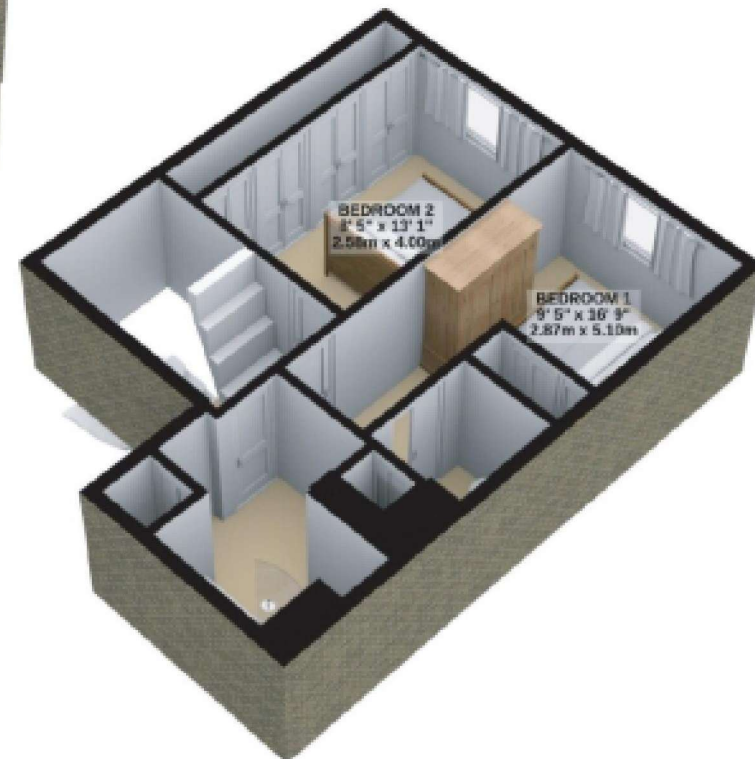
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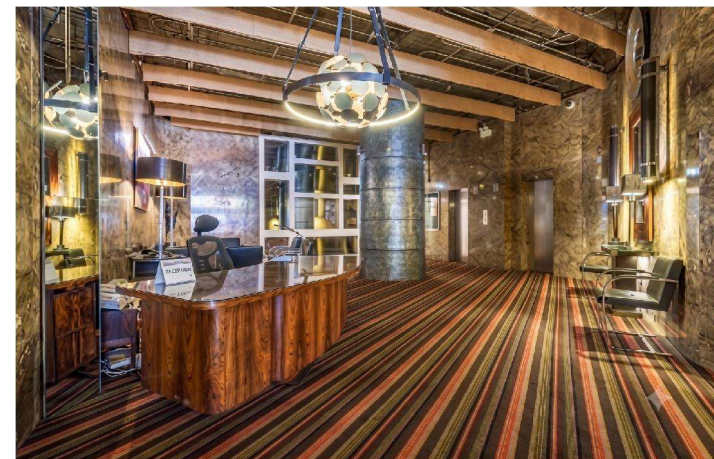


NINTH FLOOR



EIGHTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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