



Shrewsbury Road
Notting Hill, W2

CHESTERTONS





This delightful two bedroom maisonette is located on the sought after Shrewsbury Road, in Notting Hill offering a Share of the Freehold and a spacious, open-plan living area. Arranged over the top two floors (2nd and 3rd), the flat boasts a bright and airy layout with large windows that flood the interior with natural light.

The top floor features a stunning open plan living and dining space, complete with engineered oak flooring and west facing French windows, which provide a beautiful view and create a warm, inviting ambiance. The modern kitchen is thoughtfully designed with sleek countertops, a central island, high end appliances, and ample storage, perfect for both cooking and entertaining.

On the second floor, you'll find two generously sized bedrooms, a large, tiled family bathroom, and plenty of built in storage space, ensuring comfort and practicality.

Situated in the heart of Notting Hill, this maisonette is ideally located just a stone's throw from the lively gastro pubs, The Cow and The Pelican, as well as the chic boutiques and fine dining options along Westbourne Grove. With outstanding local schools, excellent transport links, and a vibrant neighbourhood at your doorstep, this property offers the perfect balance of peaceful living and urban convenience.

- Two Double Bedrooms with built-in storage
- Open-Plan Living Area with engineered oak floors and west-facing French windows
- Modern Kitchen with high-end appliances, island, and sleek countertops
- Share of Freehold offering greater control and security
- Prime Notting Hill Location close to boutiques, pubs, dining, and transport links

Asking Price £1,250,000

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Energy efficiency class (lower is better) | Current | Potential |
| A (94-100) | | |
| B (81-93) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

Tenure: Share of Freehold 971 years 11 months

Service Charge: £2000

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: D

Chestertons Notting Hill Sales

30 Ledbury Road

Notting Hill

London

W11 2AB

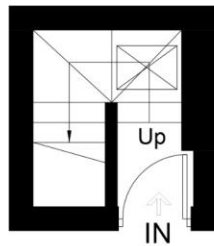
nottinghill@chestertons.co.uk

0203 040 8585

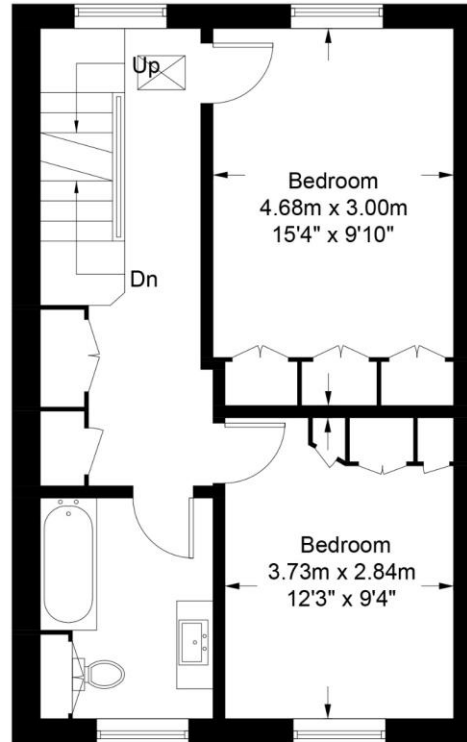


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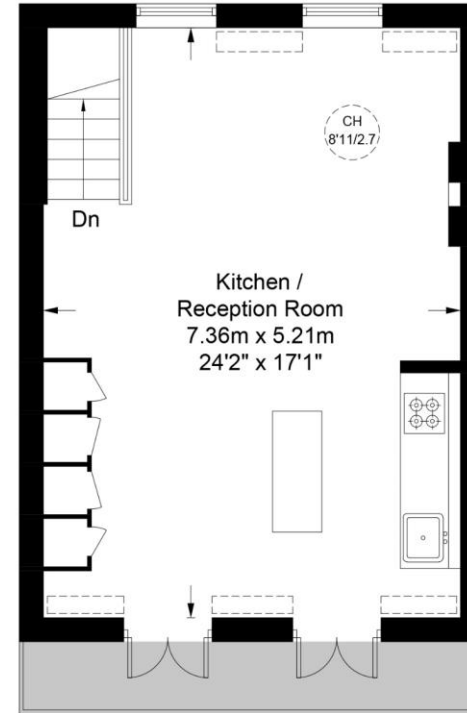
Approximate Gross Internal Area = 921 sq ft / 85.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 15 sq ft / 1.4 sq m



First Floor



Second Floor



Third Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID997384)

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