

RIGBY & MARCHANT

“A quietly positioned duplex on communal garden in the heart of Notting Hill and moments from Portobello Road, W11.”





Wesley Square, Notting Hill - W11 1TP

In Excess of **£600,000**



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MARCHANT



Set within a private communal garden square, the apartment enjoys a peaceful outlook over beautifully maintained gardens, tucked away from the bustle yet only a short stroll from the market, cafés and boutiques that define the neighbourhood.

Inside, the space has been thoughtfully arranged. An open plan kitchen and reception forms the social heart of the home, finished with clean lines and detailing. Upstairs, a generous second reception room is currently arranged as a sleeping area, offering flexibility for guests, work or additional living space. The principal bedroom sits on the lower floor and is filled with natural light, served by a well appointed family bathroom.

Wesley Square, built in 1979, is an intimate development of just fifty houses, maisonettes and apartments. The residents collectively own the freehold and take an active role in the stewardship of the square, creating a genuine sense of community and neighbourly warmth that is increasingly rare in central London.







Wesley Square is a private development located on Lancaster Road, in close proximity to the fantastic boutiques, cafes and restaurants of Golborne Road and Portobello Road along with Ladbroke Grove underground station for the Hammersmith & City and Circle line.

Council Tax band: D

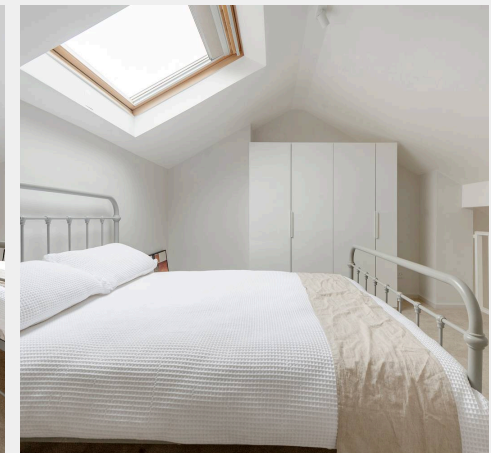
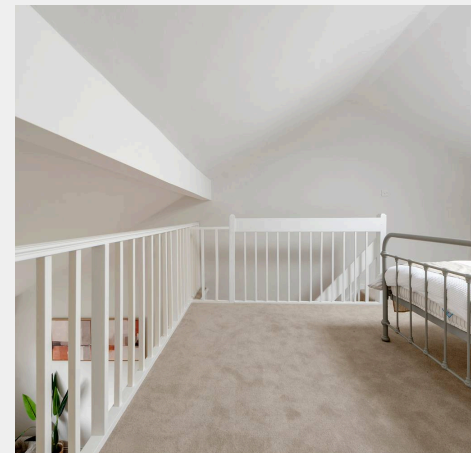
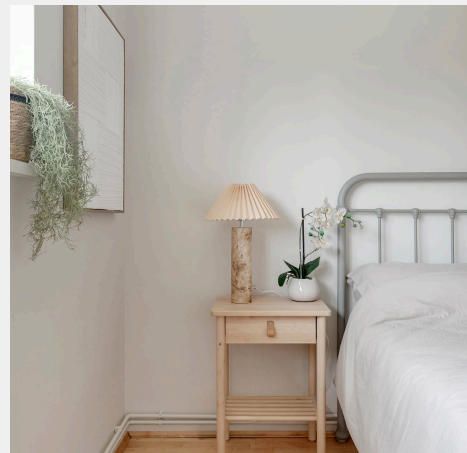
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Communal Garden
- Close to tube
- Possible second bedroom
- No onward chain




Wesley Square, W11

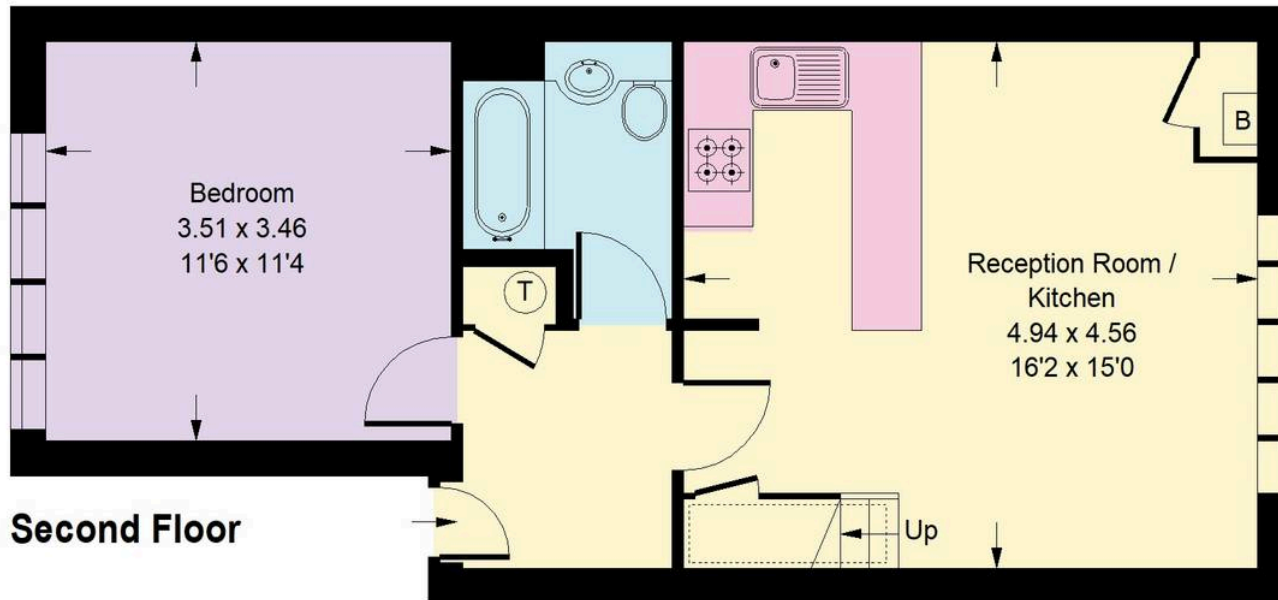
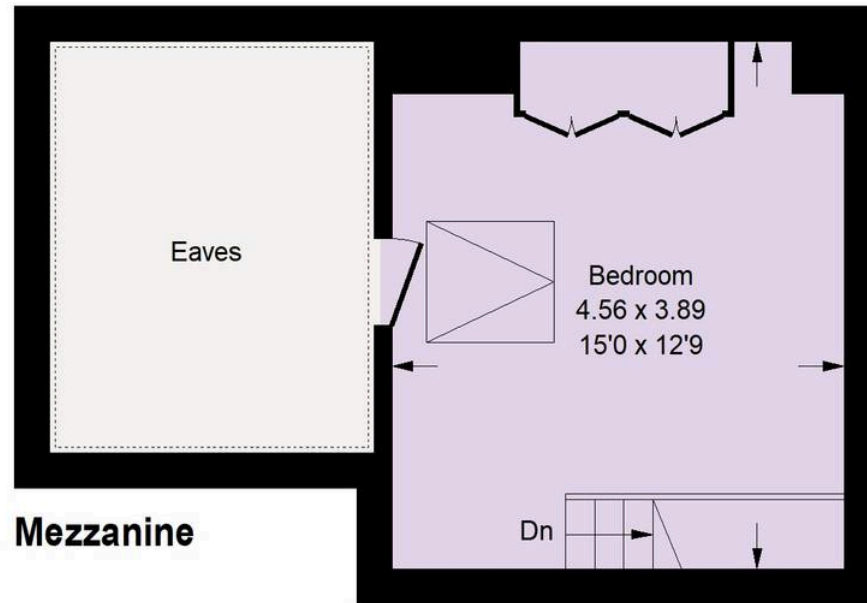
Approx. Gross Internal Area = 62.0 sq m / 667 sq ft

Eaves = 9.9 sq m / 106 sq ft

Total = 71.9 sq m / 773 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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