



PORTOBELLO RESIDENCES





Portobello Residences

Introducing the Portobello Residences at the Auria, Portobello Square, the prestigious multi-award-winning development in Notting Hill.

Notting Hill is one of London's most famous and desirable residential neighbourhoods. An area with a strong sense of community, a vibrant cosmopolitan charm, and a truly village-like feel that sets it apart from any other place in London.

Enjoy the tranquillity of parkside living. These luxury garden residences are set within an architecturally distinctive mansion building, designed by world-renowned architects, Conran and Partners, and face the new park – Athlone Gardens.

Each duplex features an attractive landscaped garden providing a secluded urban oasis. The two bedroom homes also boast a courtyard terrace leading from the master bedroom. The abundant private outside space combined with the scenic views across the park, ensures you enjoy the best of outdoor living from the comfort of home.



Space, light and contemporary style are the defining characteristics of these elegant garden duplexes.



The tranquil landscaped garden further extends your living space creating the perfect space for alfresco dining.





Designed with precision, the Symphony kitchens blend contemporary form with refined detail, creating a sophisticated yet welcoming space for everyday living.



The dedicated work-from-home space blends practicality with elegance. Bathed in natural light and designed with discreet storage it provides a quiet setting for work and study.



The private patio garden seamlessly extends the living space offering a tranquil retreat from the pace of city life.





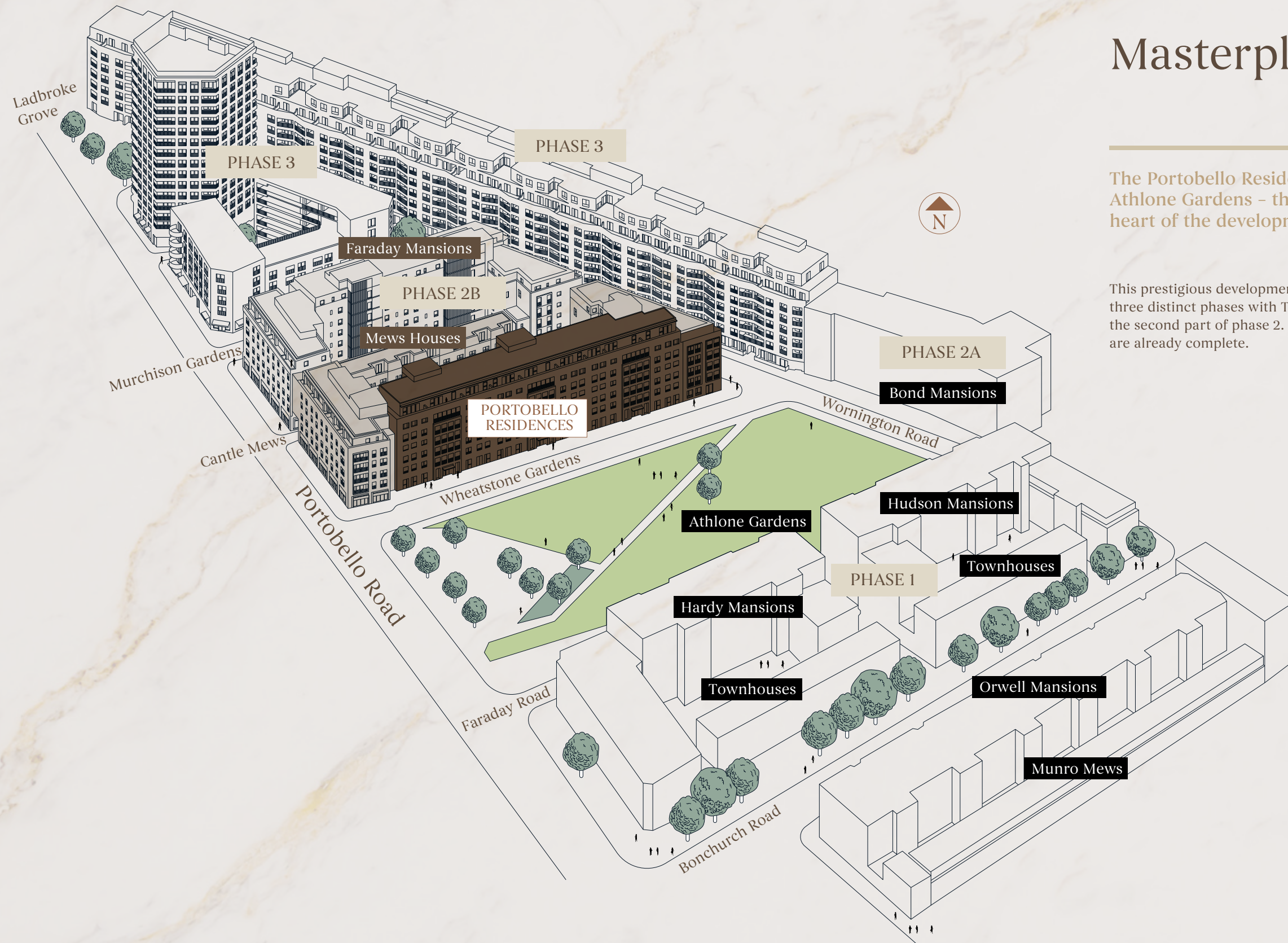
Bathed in natural light, the bedroom offers a stylish sanctuary to escape busy city life.





Computer Generated Image (CGI) is indicative only.

View of The Auria from Wornington Road across Athlone Gardens showing homes overlooking the park.



Masterplan

The Portobello Residences overlook Athlone Gardens - the new park at the heart of the development.

This prestigious development is divided into three distinct phases with The Auria forming the second part of phase 2. Phases 1 and 2A are already complete.

Where style meets design

Homes are expertly designed for modern living. The flexible interior spaces and neutral décor provide the blank canvas to apply your own style to create your perfect home.

General Features

- Internal white doors with satin chrome ironmongery
- Entrance door in walnut finish
- Camaro Luxury Vinyl Tile flooring (LVT)

Kitchen

- Camaro Luxury Vinyl Tile flooring (LVT)
- Symphony kitchen cabinets
- Undermounted 1.5 sink
- Silestone worktops with drainage grooves
- Glass splash back to underside of wall units

Kitchen Appliances

- Single oven
- Built-in microwave
- 4 ring induction hob
- Extractor hood
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- Freestanding washer/dryer housed in utility cupboard

Bedrooms

- Cormar range carpet
- Built-in wardrobes to bedrooms one and two

Bathrooms & Ensuites

- Camaro Luxury Vinyl Tile flooring (LVT)
- Ceramic wall tiles
- Bespoke mirrored cabinet with shelving and integrated lighting
- Ideal Standard Sottini Isarca semi countertop wash basin with Slimline Mono mixer single lever tap in brushed chrome
- Shaver socket
- Wall mounted WC with concealed cistern and dual flush plate
- White Renaissance Mirage bath in main bathroom
- Roman hinged bath screen in main bathroom
- Hansgrohe fixed shower head and hand shower in brushed chrome finish in bathrooms and ensuites
- Hansgrohe shower set in brushed chrome finish (3 outlets in main bathrooms, 2 outlets in ensuites)

- Gerberit low profile shower tray and sliding door with chrome finish in ensuites
- Open bar heated towel rail in chrome finish in bathrooms and ensuites

Gardens/Terraces/Balconies

- External wall light

Lighting, Heating & Technical Features

- LED downlights throughout
- Concealed LED lights to underside of kitchen units
- Smart control lighting
- Smart home interaction and remote access application
- Telephone / TV points

Security Features

- Video entry system
- Aico smoke and heat detectors

Amenity

- Concierge

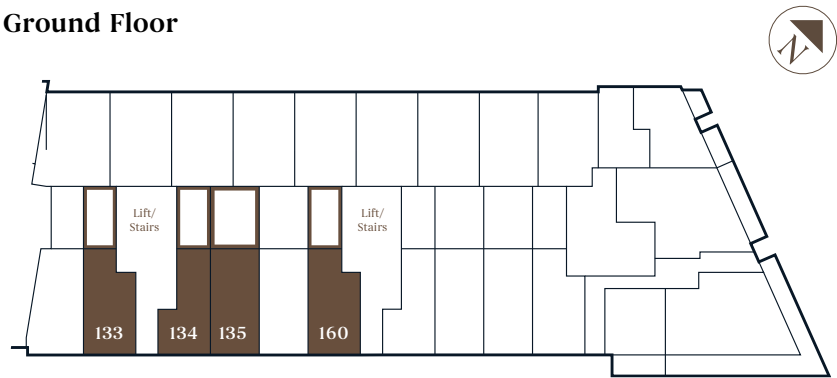


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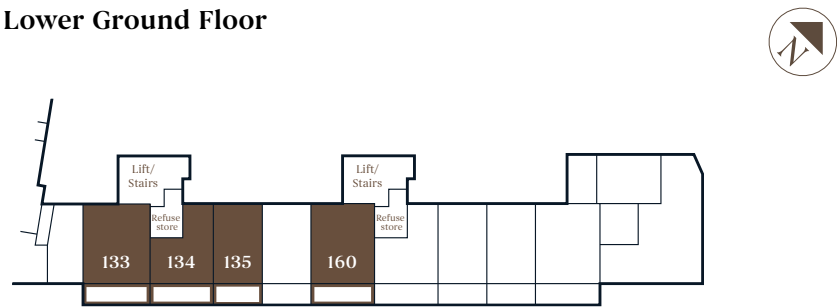
Garden Duplexes

The Duplexes face the brand new park at the heart of the development and feature a private garden and a terrace.

Ground Floor



Lower Ground Floor



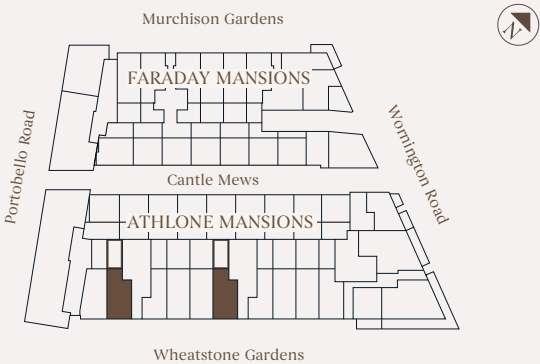
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The Morgan

133 & 160 / 2 Bedroom Garden Duplexes

Floorplate



Dimensions

Room		
Lounge/Diner	5.84 x 7.86m	19'2" x 25'9"
Kitchen	2.99 x 4.06m	9'10" x 13'4"
Master Bedroom	3.35 x 6.70m	11'0" x 22'0"
En suite	3.05 x 2.03m	10'0" x 6'8"
Bedroom 2	3.92 x 3.98m	12'10" x 13'0"
Bathroom	4.23 x 1.90m	13'11" x 6'3"
Total area	127.6 sq m	1,373.5 sq ft
Terrace	2.43 x 7.42m	8'0" x 24'4"
Garden	7.61 x 3.46m	25'0" x 11'4"

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Floor locator

- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor
- Lower Ground Floor

Key

- C Cupboard
- T Terrace
- G Garden
- UC Utility cupboard
- W Washing machine

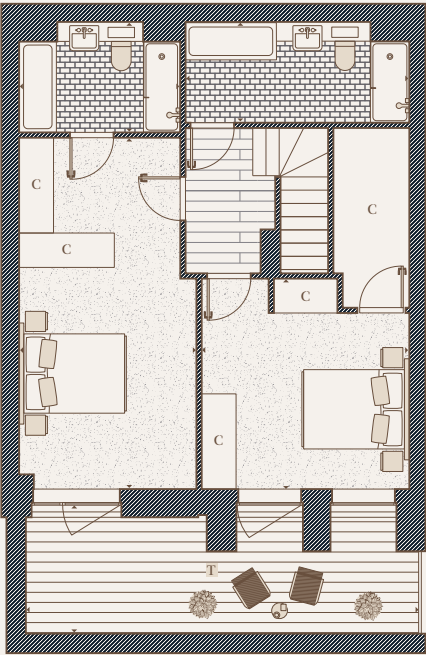
Virtual tour



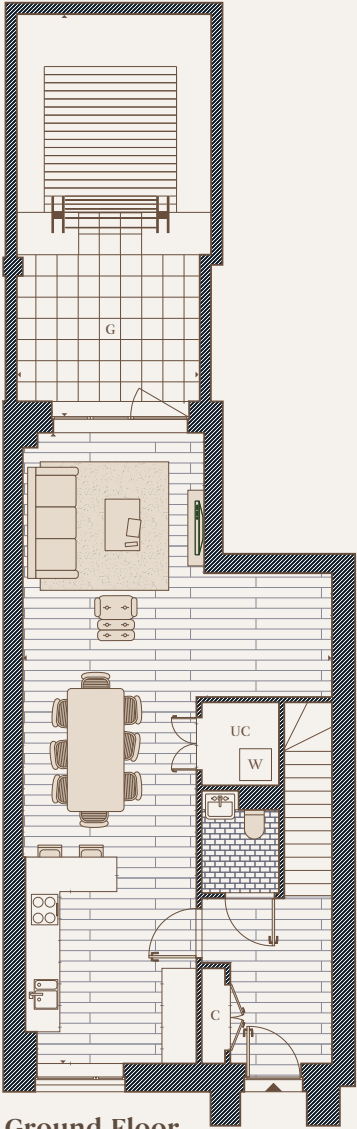
133



160



Lower Ground Floor



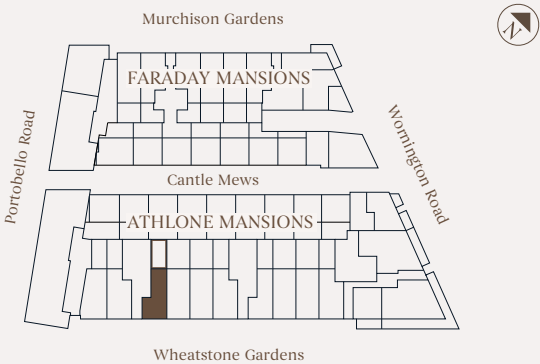
Ground Floor



The Cambridge

134 / 2 Bedroom Garden Duplex

Floorplate



Dimensions

Room		
Kitchen/Dining	4.01 x 4.12m	13'2" x 13'6"
Lounge	3.39 x 4.01m	11'1" x 13'2"
Master Bedroom	3.77 x 3.12m	12'4" x 10'3"
En suite	2.53 x 1.53m	8'4" x 5'0"
Bedroom 2	3.47 x 3.43m	11'5" x 11'3"
Bathroom	2.02 x 2.50m	6'8" x 8'2"
Total area	101.6 sq m	1,093.6 sq ft
Terrace	2.40 x 7.80m	7'11" x 25'7"
Garden	7.60 x 3.60m	24'11" x 11'10"

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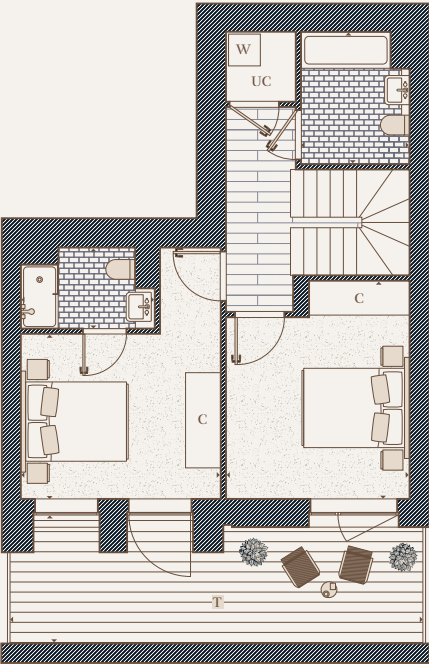
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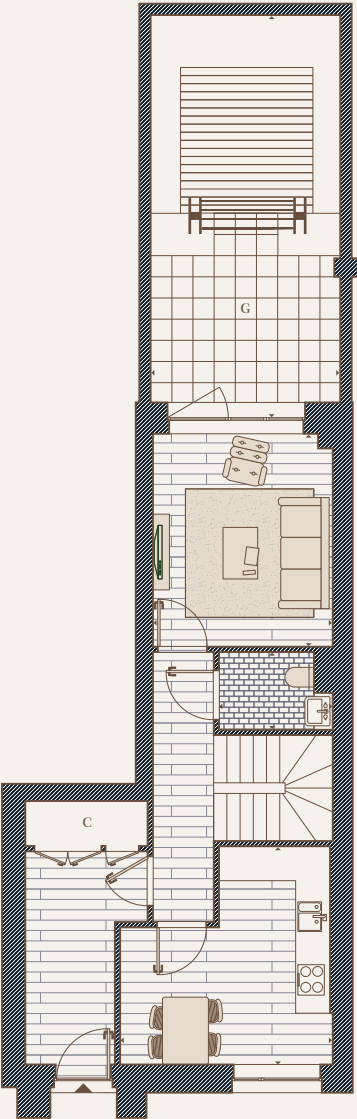
Virtual tour



134



Lower Ground Floor



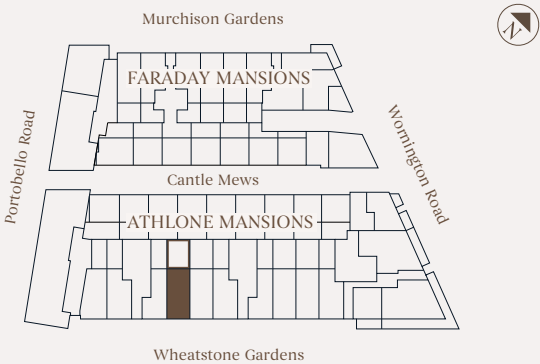
Ground Floor



The Elgin

135 / 2 Bedroom Garden Duplex

Floorplate



Dimensions

Room		
Kitchen/Lounge/Diner	5.64 x 12.01m	18'6" x 39'5"
Master Bedroom	7.02 x 2.75m	23'0" x 9'0"
En suite	2.20 x 1.80m	7'3" x 5'11"
Bedroom 2	2.79 x 4.58m	9'2" x 15'0"
Bathroom	3.34 x 2.02m	11'0" x 6'8"
Total area	117.0 sq m	1,259.0 sq ft
Terrace	2.43 x 6.07m	8'0" x 19'11"
Garden	7.61 x 5.76m	25'0" x 18'11"

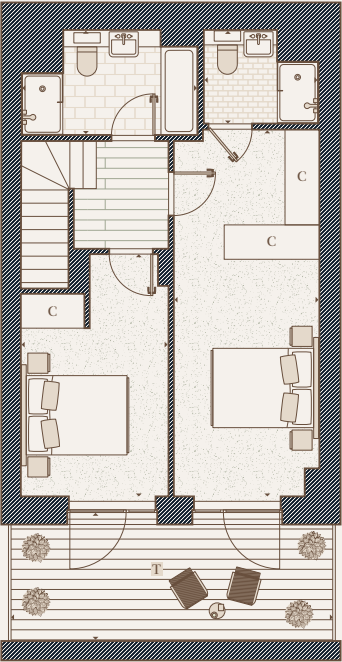
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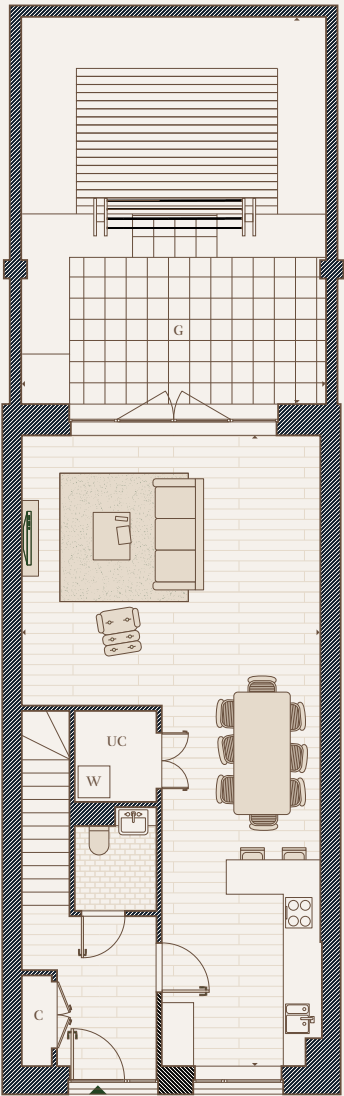
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Lower Ground Floor



Ground Floor



Notting Hill occupies a prime location to enjoy the best of west London living including unbeatable shopping opportunities, beautiful Royal Parks and a thriving restaurant and bar scene.

The Auria is just a 9-minute cycle ride to White City, an area currently undergoing a multi-million-pound regeneration. The premium shopping and leisure destination Westfield London is here with over 200 shops featuring designer fashion, luxury brands and high street retailers as well as a cinema and an excellent choice of restaurants and eateries. The prestigious White City House is based at Television Centre featuring a rooftop pool and bar alongside its other exclusive member benefits.

Other west London highlights nearby include shopping at Harrods, Selfridges and Bond Street; London's world-renowned museum quarter in South Kensington featuring The V&A and the Natural History and Science Museums.

For green spaces you can't beat the magnificent Royal Parks of Kensington Gardens and Hyde Park, and a little further north, Regent's Park, home of London Zoo.



- ⌘ The V&A, the world's leading museum of art and design.
- ⌘ Bond Street, the home of luxury designer shopping in London.
- ⌘ The Royal Albert Hall, a distinguished concert hall in one of London's finest buildings.

Connections

The Auria’s prime Zone 2 location offers excellent connections to the rest of London and beyond.

There are two tube stations within walking distance: Ladbroke Grove and Westbourne Park (both on the Circle and Hammersmith & City lines) and a good choice of buses swiftly link The Auria to wider London.

Heathrow Airport is easily accessible by road or from Paddington using the Elizabeth Line or the Heathrow Express. The Elizabeth Line also offers a high-speed 3-minute journey to the designer boutiques at Bond Street and beyond.



Journey times are approximate and taken from tfl.gov.uk, Google Maps and Walkit. Journey times may vary depending on the time of travel. *Heathrow Express **Elizabeth Line



Holland Park School



Imperial College London

Learning

London is a destination of choice for learning and education.

Notting Hill is close to many prestigious universities including: University of Westminster, UCL, Royal College of Art, and Imperial College London – the latter two having recently opened up campuses at nearby White City.

For younger families, Notting Hill benefits from an excellent choice of highly regarded nursery, primary and secondary schools, as well as top-performing independent private and prep schools, such as Wetherby School, which Princes William and Harry attended.

NURSERY SCHOOLS

Colville Community Nursery
leyf.org.uk/colville-nursery
12 minute walk (0.6 miles)

Maxilla Nursery School
maxillachildrenscentre.com
13 minute walk (0.6 miles)

Strawberry Fields Nursery School
strawberryfields.london
13 minute walk (0.6 miles)

Reception and Little Wetherby
wetherbyschool.co.uk
22 minute walk (1.1 miles)

PRIMARY SCHOOLS

Ark Brunel Primary Academy
arkbrunelprimary.org
10 minute walk (0.5 miles)

Barlby Primary School
barlby.rbkc.sch.uk
7 minute walk (0.3 miles)

Bevington Primary School
bevington.rbkc.sch.uk
4 minute walk (0.2 miles)

Colville Primary School
colville.rbkc.sch.uk
14 minute walk (0.7 miles)

Fox Primary School
fox.rbkc.sch.uk
28 minute walk (1.4 miles)

Thomas Jones Primary School
thomasjonesschool.org
13 minute walk (0.6 miles)

PREP SCHOOLS

Bassett House School
bassetths.org.uk
11 minute walk (0.5 miles)

Chepstow House School
chepstowhouseschool.co.uk
10 minute walk (0.5 miles)

Norland Place School
norlandplace.com
29 minute walk (1.4 miles)

Notting Hill Prep School
nottinghillprep.com
10 minute walk (0.5 miles)

Wetherby School
Years 1, 2 and 3
wetherbyschool.co.uk
23 minute walk (1.2 miles)

SECONDARY SCHOOLS

Cardinal Vaughan Memorial School
cvms.co.uk
33 minute walk (1.6 miles)

Holland Park School
hollandparkschool.co.uk
31 minute walk (1.5 miles)

Kensington Aldridge Academy
kaa.org.uk
15 minute walk (0.7 miles)

UNIVERSITIES

Imperial College London
White City Campus
imperial.ac.uk
(1.3 miles)

Royal College of Art White City
rca.ac.uk
(1.6 miles)

UCL
ucl.ac.uk
(3.6 miles)

University of the Arts London
arts.ac.uk
Various colleges across London

King’s College London
kcl.ac.uk
(4.8 miles)

University of Westminster
westminster.ac.uk
(3.5 miles)

London South Bank University
lsbu.ac.uk
(5.8 miles)

LSE
lse.ac.uk
(4.8 miles)

London Metropolitan University
londonmet.ac.uk
(5.5 miles)

SOAS University of London
soas.ac.uk
(4 miles)

Queen Mary University of London
qmul.ac.uk
(8.1 miles)

University of Greenwich
gre.ac.uk
(10.6 miles)

City, University of London
city.ac.uk
(5.4 miles)

University of West London
uwl.ac.uk
(5.4 miles)

Looking to the future

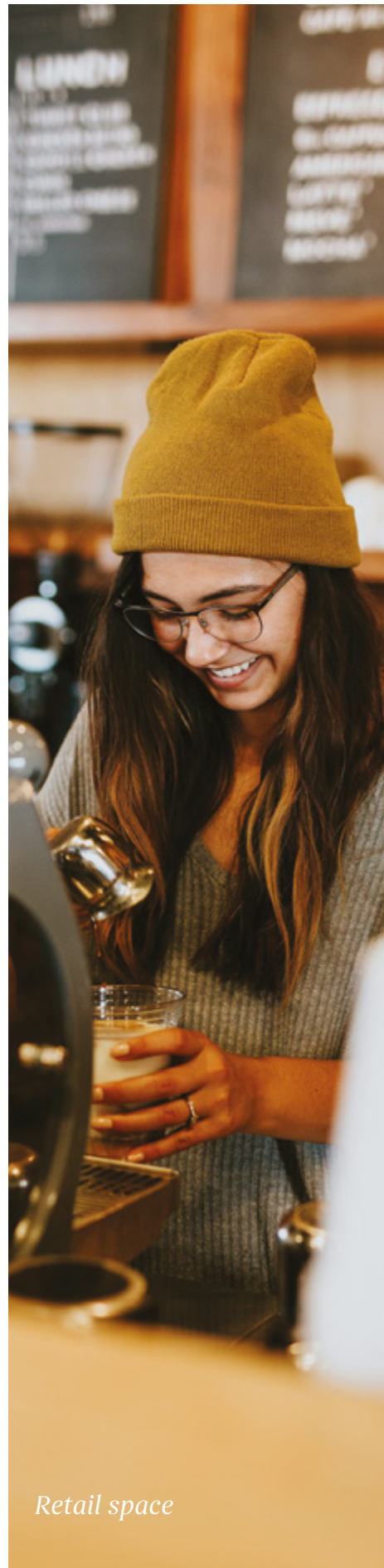
This outstanding multi-award-winning new development will continue to grow and flourish in the years to come.

Life at The Auria is made all the more tempting by the exciting range of premium amenities on the horizon.

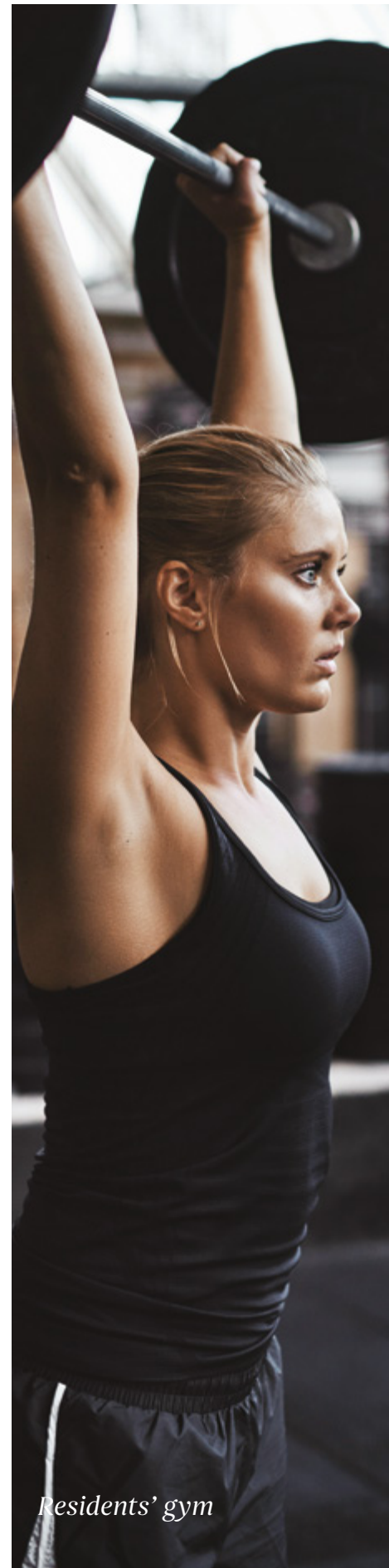
Some of the exciting benefits you can look forward to include a residents' gym, co-working spaces and residents' lounge.

Amenities are subject to change.

All featured images are from picture libraries and included for illustrative purposes only.



Retail space



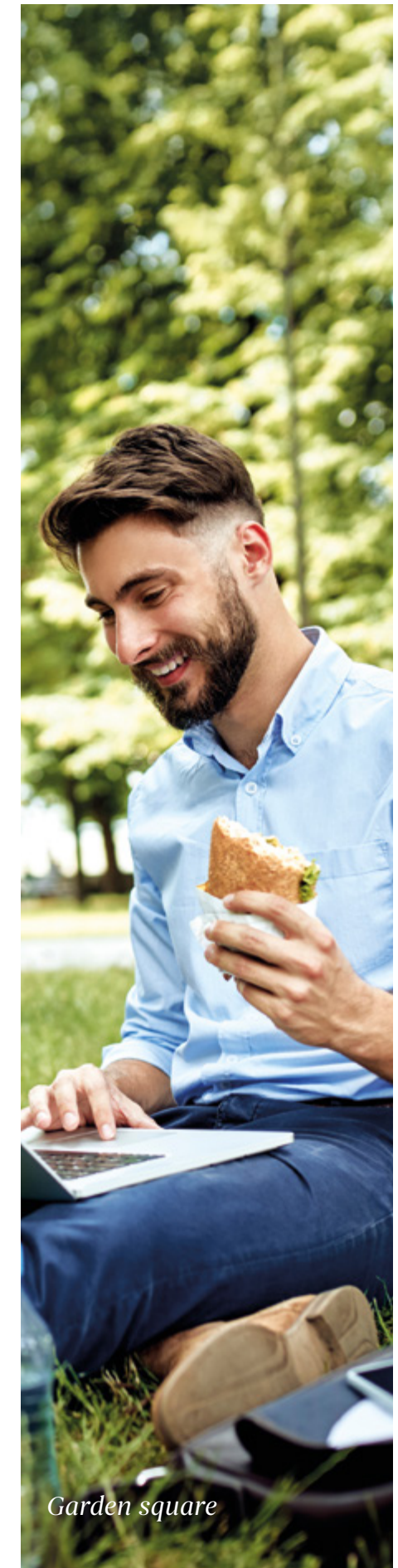
Residents' gym



Residents' lounge



Co-working spaces



Garden square



A Peabody building is more than just a place to live. It's a sanctuary, a haven. It's a home.



BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

theauria.london
020 3131 6495

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theauria.london