



## PORTOBELLO ROAD LONDON, W11 2QB

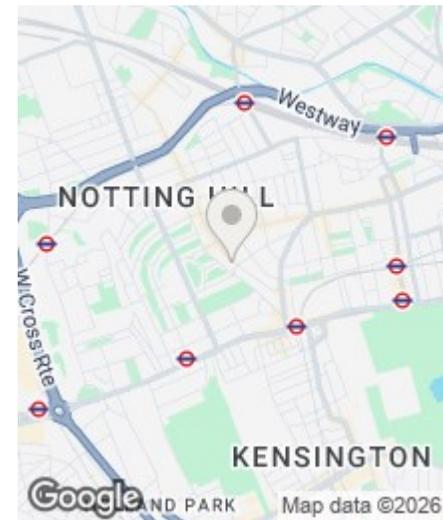
£1,300 (FROM) PER WEEK

Nestled in the vibrant heart of Notting Hill, this exquisite maisonette on Portobello Road offers a unique opportunity for those in search of a stylish and comfortable home. With its own front door, this property provides a sense of privacy and independence, making it an ideal choice for individuals or couples.

The maisonette features two spacious double bedrooms and two inviting reception rooms, ensuring ample space for both relaxation and entertaining. On the first floor, you will discover a large, fully fitted eat-in kitchen and dining area that seamlessly connects to a delightful west-facing terrace, perfect for basking in the afternoon sun. The second reception room, adorned with elegant wood floors, enhances the charm and functionality of the living space.

Ascending the spiral staircase, you will find the top floor, which houses a generous master bedroom complete with built-in storage, alongside a second double bedroom that opens onto another lovely terrace. The

**SANDERSONS**  
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**EPC Rating:**      **Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
 London  
 W11 4UA

020 7602 6725  
 romana@sandersonslondon.co.uk  
 sandersonslondon.co.uk

