



ARTESIAN ROAD

NOTTING HILL W2



ARTESIAN ROAD, NOTTING HILL W2

A quiet and stylish home moments from Westbourne Grove and the heart of Notting Hill finished to the exceptional Westl1 standard.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of Freehold with approximately 997 years remaining

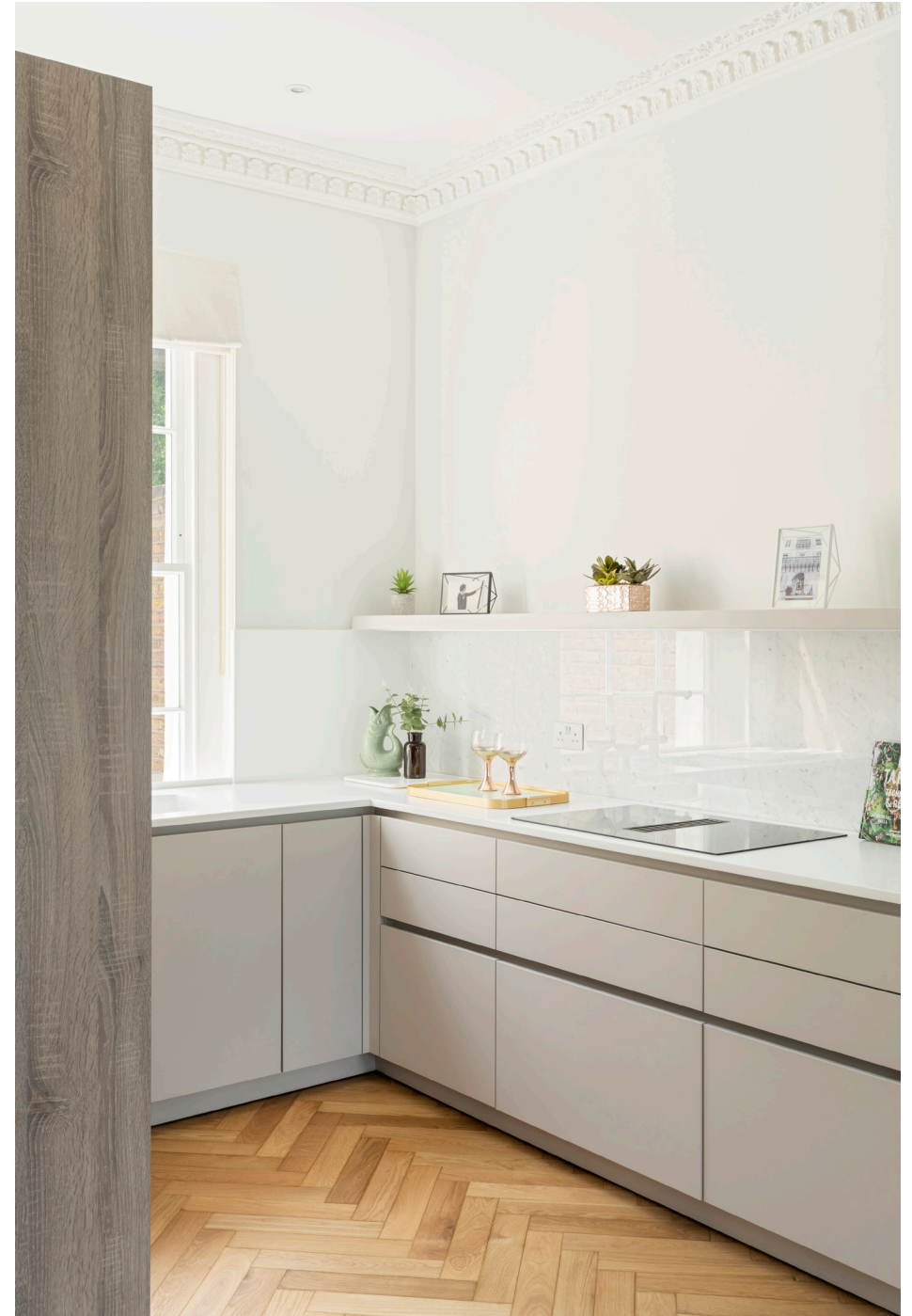
Service charge: £3,000 per annum, reviewed every year, next review due 2027

Guide Price: £3,100,000



An immaculately presented three bedroom property with outside space, located on a desirable residential street in the heart of Notting Hill. Primarily arranged over three floors and extending to approx. 1,435 sq ft, the property offers excellent proportions and a modern layout.

The first floor is home to a spacious reception room and Eggersmann kitchen with impressive ceiling height and L-shaped balcony. A separate study is located on the half landing. The second floor features two bedrooms. The upper floor is entirely dedicated to a generous principal bedroom suite with en suite bathroom and French doors to a further terrace. The bathrooms are finished with Italian stone and underfloor heating and all bedrooms benefit from integrated air conditioning.

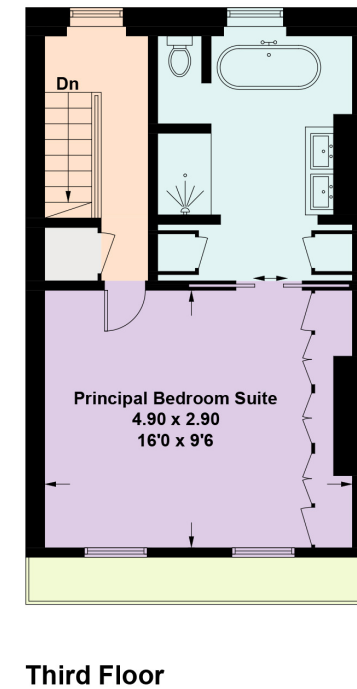
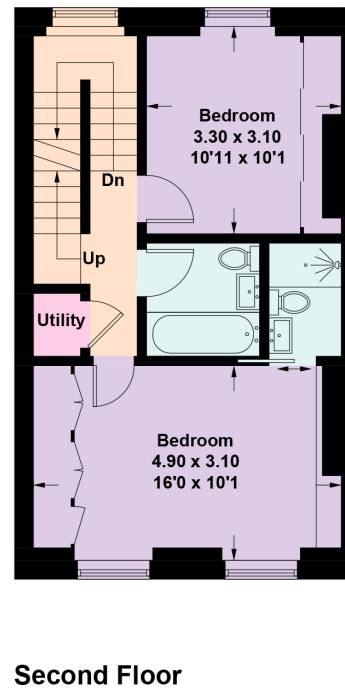
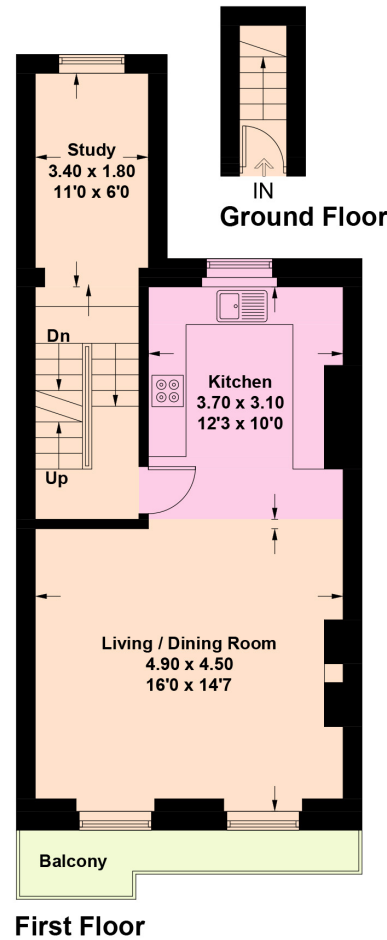






Artesian Road, W2

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft



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. (ID1220347)

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We would be delighted
to tell you more.

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