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Unique three-bedroom flat moments from Westbourne Grove with off-street parking

MONMOUTH PLACE
EAST NOTTING HILL & BAYSWATER W2

Monmouth Place

£2,350,000

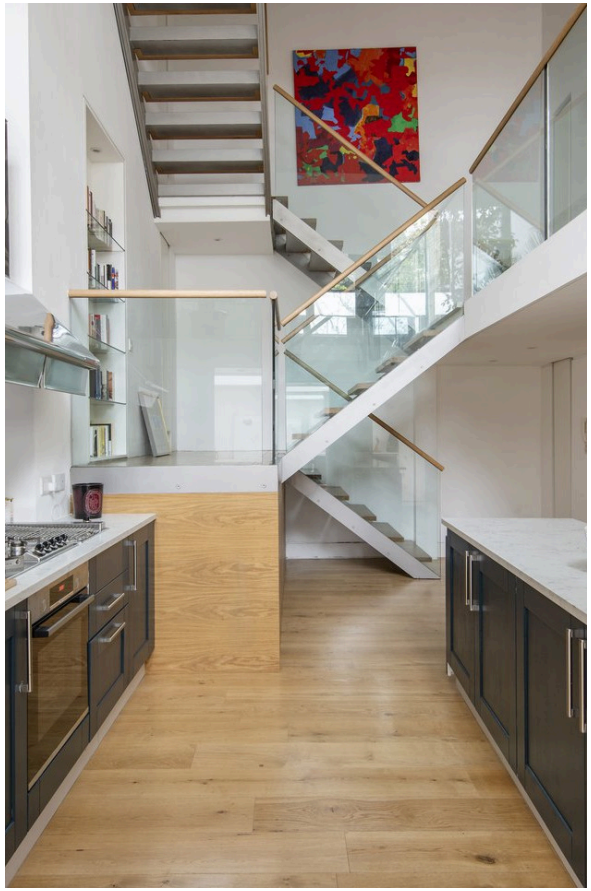
BEDROOMS 3	INTERNAL 2,269 SQ FT 210 SQM	OUTDOOR 399 SQ FT	COUNCIL Westminster City
BATHROOMS 3–4		EPC D	COUNCIL TAX —
TENURE Leasehold	LEASE LENGTH 94 YEARS	GROUND RENT —	SERVICE CHARGE £4,000 P/Y

The Property

Three-storey flat with high ceilings and contemporary interiors in a gated courtyard close to Westbourne Grove

Entering the flat on the ground floor, a paved passageway leads through to the main reception room. This room offers exceptionally high ceilings – almost 4 metres – as well as double height windows opening out onto the balcony.

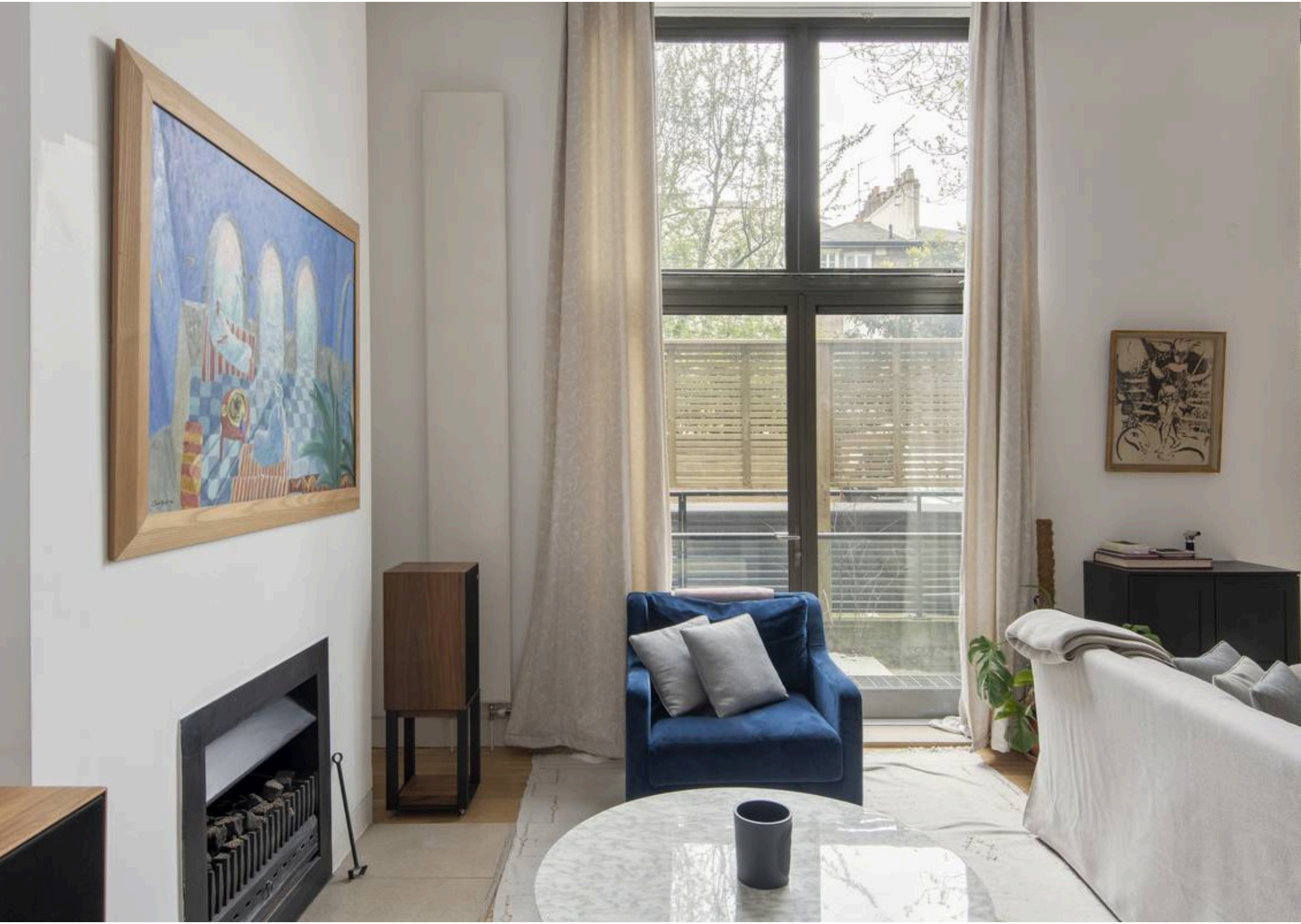
Indoor Spaces



The property is centred round a specially designed staircase with glass bannisters and open steps. This not only connects the different levels of the property, but also provides a stylish feature. The staircase drops down to the lower ground floor via a mezzanine storey with inbuilt shelves.

Downstairs is an open-plan kitchen with connected dining area, as well as a guest loo and utility room. Skylights in the ceiling and a double-height roof above the kitchen create a well-lit, loft-like space.

img 1	Mezzanine
img 2	Kitchen



The Bedrooms

A pair of bedrooms complete this floor, both with ensuite bathrooms and access to the patio. Upstairs, on the first floor, is a third bedroom with ensuite bathroom.

img 1	Bedroom
img 2	Bathroom

Outdoor Spaces

The property benefits from a lower ground floor patio with enough space for outdoor seating. In addition, it includes a first-floor balcony, while the private entrance adds to a sense of seclusion. What's more, the property is accessed via a courtyard with space for parking and electric gates for added security.

The Neighbourhood

Monmouth Place is a quiet, mews-like street leading off Monmouth Road. Westbourne Grove is a short walk away, with its mix of shops, restaurants and cafes, while Bayswater underground station is also close. In addition, Queensway is currently being redeveloped as a new commercial and residential destination for central London, making this an even more desirable neighbourhood.

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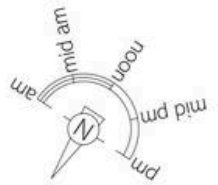
Approximate area
210.8 sq m / 2269 sq ft

Including limited use area
(4.0 sq m / 43 sq ft)

Approximate external area
37.1 sq m / 399 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.



Lower Ground Floor

Ground Floor

First Floor

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