



RUSSELL SIMPSON

A contemporary light-filled two-
bedroom flat with beautiful views in
the heart of Notting Hill

WESTBOURNE GROVE
NOTTING HILL W11

Westbourne Grove

£1,675,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,114 <small>SQ FT</small></div> <div>103 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>E</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>150 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>£200 <small>P/Y</small></div>	<div>SERVICE CHARGE</div> <div>£1,000 <small>P/Y</small></div>



The Property

A contemporary light-filled two-bedroom flat with beautiful views in the heart of Notting Hill

Duplex flat featuring spacious reception room with vaulted ceilings on a popular and picturesque street



Indoor Spaces

The flat centres on an exceptionally generous reception room on the top floor, which includes open-plan kitchen and adjacent dining, with a living area to one end. The vaulted ceiling gives a sense of scale and spectacle, while overhead skylights and a triple aspect flood this space with light.





The Bedrooms

Downstairs, the second floor offers a pair of bedrooms. The principal bedroom includes an ensuite bathroom with a bath and inbuilt wardrobe space. The second bedroom has a bathroom opposite and its own wardrobe space. The flat enjoys beautiful views down the popular shop-lined streets of Westbourne Grove and towards the grand stucco villas of Ladbroke Gardens.





The Neighbourhood

Westbourne Grove runs from Kensington Park Road in the east to Queensway in the west. This section of the street crosses over Portobello Road and contains some of the most popular restaurants and shops in the neighbourhood. From here, Notting Hill Gate underground station is a short walk away. Furthermore, the open spaces of Holland Park are within easy reach.

Westbourne Grove,
W11

Approx Gross Internal Area
1,114 sq. ft. / 103.45 sq. m.

**RUSSELL
SIMPSON**

This plan is for layout guidance only. Not drawn to scale unless stated. 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.



SECOND FLOOR



THIRD FLOOR

RECEPTION ROOM / KITCHEN
30'8 X 18'11 (9.3 m X 5.7 m)

BEDROOM 1
14'2 X 9'5 (4.3 m X 2.8 m)

BEDROOM 2
11'0 X 9'3 (3.3 m X 2.8 m)



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021