



## **RUSSELL SIMPSON**

Stylish three bedroom maisonette  
with roof terrace to rent in Notting  
Hill

KENSINGTON PARK ROAD  
LADBROKE SQUARE W11

Kensington Park Road

£2,250 <sub>P/W</sub>

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,933 <sub>SQ FT</sub></div> <div>179 <sub>SQM</sub></div>	<div>OUTDOOR</div> <div>436 <sub>SQ FT</sub></div>	<div>FURNISHED STATUS</div> <div>Unfurnished</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>RBKC, G</div>



## The Property

Spacious maisonette with tasteful interiors moments away from Portobello Road

# Indoor Spaces

The first floor of this property centres on a reception room with high ceilings, full-length windows and a fireplace. Next door is a well-proportioned kitchen with a separate pantry and an informal dining area.



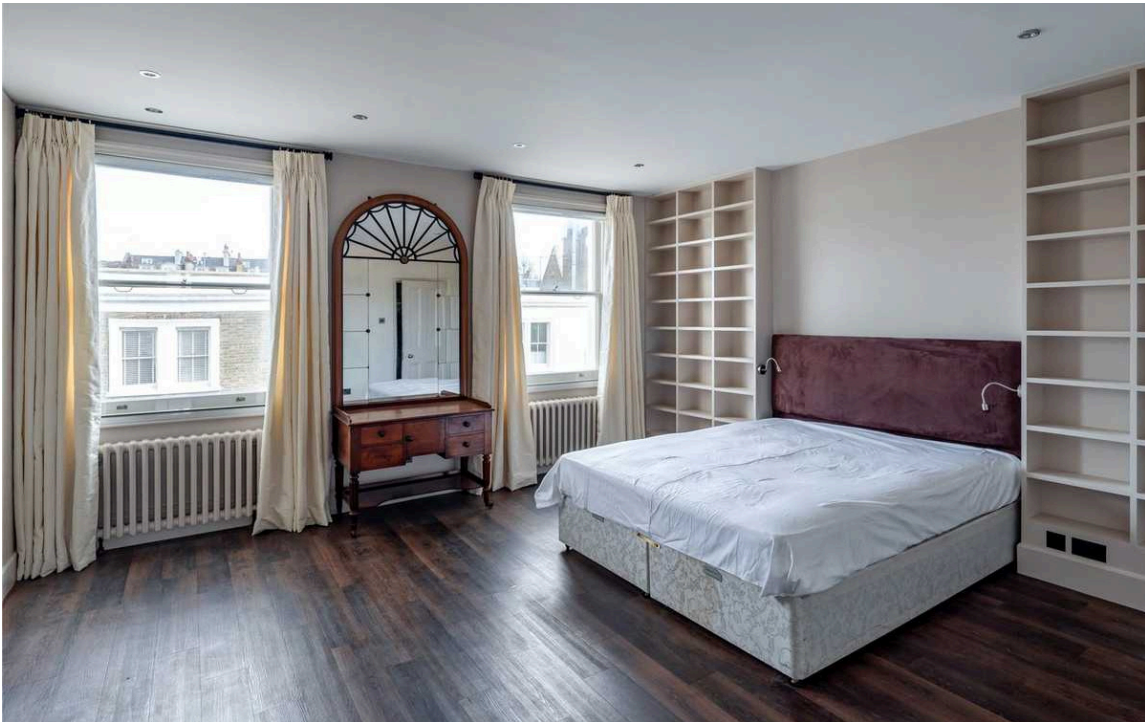
img 1

Kitchen Walk-Through

img 2

Kitchen





## The Bedrooms

The second floor is entirely occupied by the generous principal bedroom suite. The bedroom leads through to a bathroom, along with considerable amounts of storage space. Meanwhile, the half-landing is lined with shelves to create a charming library.

The third floor contains two more bedrooms, one of them with an open-plan ensuite bathroom. The half-landing features an additional bathroom, and a utility room on the next floor gives added convenience for using the roof terrace.

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img 1

Bedroom

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img 2

Principal Bedroom



## The Design

The property has been recently refurbished and is presented in good condition. Its traditional interiors have been given a modern update to create stylish but functional spaces.







## Outdoor Spaces

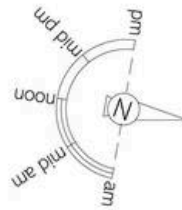
The property includes a balcony and a large roof terrace with wooden decking and enough space for outdoor entertaining. It also has its own front door opening onto the street.



## The Neighbourhood

The maisonette is positioned in the heart of Notting Hill and surrounded by restaurants and shops. Portobello Road is close, while Labdroke Grove station is also nearby and Notting Hill Gate underground station is a short walk away.





## Kensington Park Road, W11

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### Approximate Internal Area

1,933 sq ft/ 180 sq m

### Outside Area

437 sq ft/ 41 sq m

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.



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## Contact Us

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