



RUSSELL SIMPSON

Elegant three-bedroom maisonette
with two terraces in the heart of
Notting Hill

PORTOBELLO ROAD
NOTTING HILL W10

Portobello Road

£2,500 _{P/W}

BEDROOMS 3	INTERNAL 1,306 _{SQ FT} 121 _{SQM}	OUTDOOR 543 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC, E



The Property

Accessed via a private entrance, this maisonette opens onto a striking first-floor reception room.

Indoor Spaces

This generous living space is flooded with natural light from large sash windows, accentuated by high ceilings, intricate cornicing, and a marble fireplace. The open-plan kitchen, fitted with bespoke cabinetry and marble surfaces, includes integrated Siemens appliances and a breakfast bar for casual dining.





The Bedrooms

The second floor houses two well-proportioned bedrooms, both with bespoke wardrobes. The principal suite boasts an en-suite bathroom, while a further stylish family bathroom is finished in rich green tiling and brushed brass fittings. A dedicated study space provides an ideal home-working environment, with direct access to a private terrace.



Outdoor Spaces

The third floor offers an exceptional roof terrace. Designed for entertaining, this expansive outdoor space enjoys panoramic views across Notting Hill's rooftops, complete with seating areas framed by lush greenery.





The Neighbourhood

Positioned in the heart of Notting Hill, Portobello Road is renowned for its vibrant market, independent boutiques, and an array of acclaimed restaurants and cafes. Westbourne Grove and Golborne Road are within walking distance, offering an eclectic mix of lifestyle and dining destinations. Ladbroke Grove and Westbourne Park stations provide excellent transport links across London. This is a home that places you at the centre of one of the city's most dynamic neighbourhoods.

Portobello Road,
W10

Approx Gross Internal Area

1,306 sq ft / 121.33 sq m

Approx. External Area of Terraces

543 sq ft / 50.44 sq m

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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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