

**RUSSELL SIMPSON**

# Unique duplex apartment on the world famous Portobello Road

PORTOBELLO ROAD
NORTH KENSINGTON W10

# Portobello Road

Let

| | | | |
|---|---|---|---|
| BEDROOMS<br>3 | INTERNAL<br>1,395 SQ FT<br>129 SQM | OUTDOOR<br>— | FURNISHED STATUS<br>Unfurnished |
| BATHROOMS<br>2 | | EPC<br>E | COUNCIL TAX<br>RBKC, E |





# The Property

Entering the property through it's own private front door, there is a staircase up to a family bathroom with free standing bath, and a clever utility cupboard tucked away in the corridor.

| | |
|---|---|
| img 1 | Roof Terrace |
| img 2 | Eat In Kitchen |





# Indoor Spaces

The top floor includes the large open plan kitchen and living area, along with the third bedroom and study. There is a also a convenient cloakroom on this floor.

The first floor comprises the principle bedroom with generous storage and an en suite shower room. There is also a second double bedroom with it's own private terrace.

| | |
|---|---|
| img 1 | Principal Bedroom |
| img 2 | Free Standing Bath |



# Outdoor Spaces

The property boasts a wonderful roof terrace which attracts sunshine all day.

# The Neighbourhood

Portobello Road is one of the most popular street in Notting Hill, due to it's array of restaurants, bar, cafes, independent shops and its world famous market.

# PORTOBELLO ROAD, W10

Approximate Area = 1395 sq ft / 129.6 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)
(Excluding Void)



RUSSELL
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