



Portobello Road, W11

LUROT BRAND

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Ground Floor

Lower Ground Floor



Portobello Road, W11

Freehold

£2,350,000 STC

A Beautifully Presented Four-Bedroom House in the Heart of Notting Hill

Nestled in one of London's most sought-after locations, this stunning house is spread across five thoughtfully designed floors, offering a perfect blend of comfort and charm. The lower ground floor features a delightful open plan kitchen/reception room with a guest WC. On the ground floor you'll find a spacious reception room ideal for both relaxing and entertaining, with good natural light streaming through large windows, plus there is access to a private patio. Up on the first floor, the principal bedroom boasts a walk-in wardrobe and has the benefit of an ensuite bathroom. On the second and third floors there are three further bedrooms and a family bathroom as well as a spacious private roof terrace.

LOCATION

Portobello Road is famous for its antiques market and colourful Notting Hill architecture and is located a short walk away from the popular Westbourne Grove which offers a wide selection of boutiques, restaurants, and gastro pubs. The house is situated within the Pembridge Conservation and is located to the southern end of the street, just south of Chepstow Villas. Notting Hill Gate (Central, Circle and District Lines) and Bayswater (Circle and District Lines) tube stations are both a short walk away, providing fantastic links to the City and nearby Paddington. The green spaces of Kensington Gardens and Holland Park are also nearby.



Lower Ground Floor

First Floor





First Floor

Second Floor



FEATURES

4 Bedrooms	2 Bathrooms
Reception Room	Roof Terrace
Open Plan Kitchen/ Reception room	Patio
Parking Permit Upon Application	Guest WC

OTHER USEFUL INFORMATION

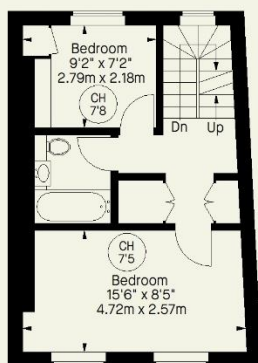
EPC	D
Council Tax Band	G

NEAREST TUBE STATIONS

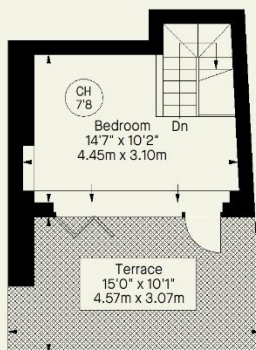
Notting Hill Gate (Central, Circle and District Lines) and Bayswater (Circle and District Lines)
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Portobello Road, W11

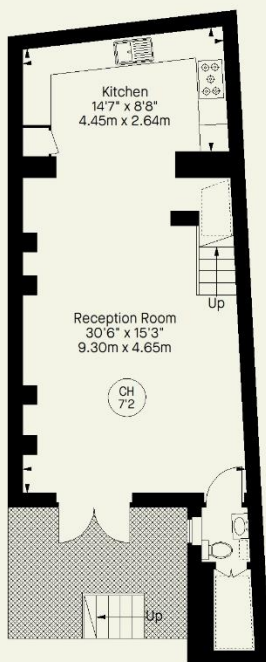
Approximate Gross Internal Area
1643 FT² - 152.6 M²



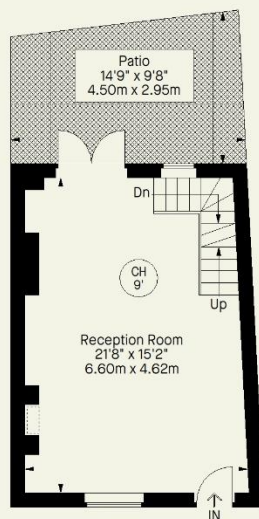
Second Floor



Third Floor

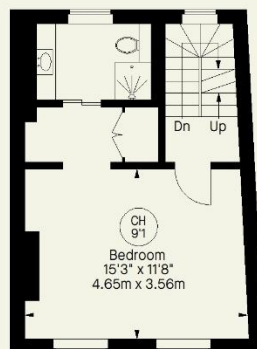


Lower Ground Floor



Raised Ground Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text in the particulars.

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