Hyde Park
37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Portobello Road, W11

LUROT BRAND
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020 7590 9955
sales@lurotbrand.co.uk

IMPORTANT: This brochure is subject to disclaimers, including those on the final page, which should be read carefully.



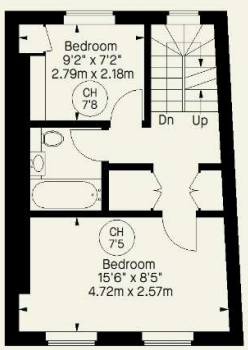
Ground Floor

Lower Ground Floor

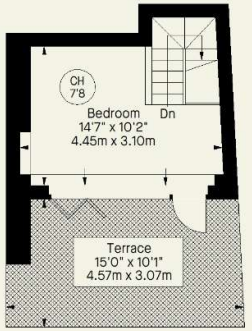


Portobello Road, W11

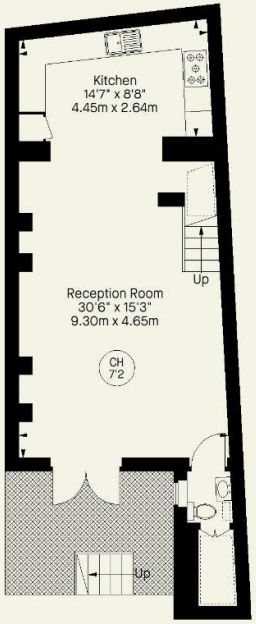
Approximate Gross Internal Area
1643 FT ^{2} - 152.6 M ^{2}



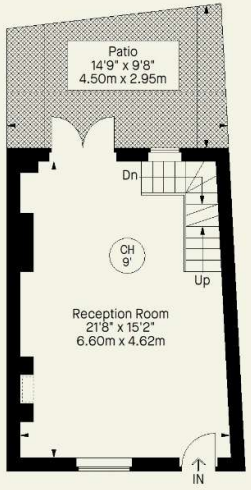
Second Floor



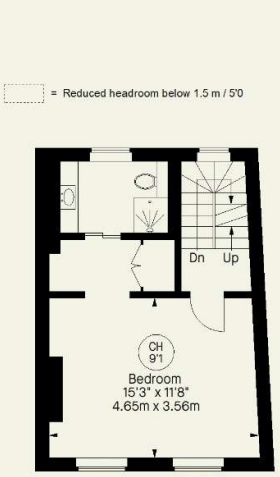
Third Floor



Lower Ground Floor



Raised Ground Floor



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.

FEATURES

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

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)

Portobello Road, W11

Freehold

£2,250,000 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



