



RUSSELL SIMPSON

Elegant and bright flat moments
away from Portobello Road

COLVILLE SQUARE
NOTTING HILL W11

Colville Square

Sold

BEDROOMS 3	INTERNAL 1,437 SQ FT	OUTDOOR 427 SQ FT	COUNCIL —
BATHROOMS 2	133 SQM	EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £6,888 P/Y

The Property

Duplex flat in the heart of Notting Hill with unusual width, as well as a terrace and private garden





Indoor Spaces

Entering the flat on the ground floor, the door opens onto a wide reception room with high ceilings and a pair of French windows adding to the sense of space. Opposite is a kitchen with a separate dining area, again spacious and well lit. Wooden floors, a muted colour scheme and decorative cornices give a calm and composed feel to these rooms.



The Bedrooms

Downstairs, on the lower ground floor, is a principal bedroom with an ensuite bathroom and built-in storage. This room opens onto a conservatory study, which in turns leads out into the garden. Also on this floor is a second bedroom and bathroom, as well as an additional downstairs room with street access.





Outdoor Spaces

The property includes a paved rear garden with raised flowerbeds and wooden fencing for added privacy. In addition, it offers a glass-fronted balcony with wooden decking, overlooking a communal garden.





The Neighbourhood

Colville Square is lined with a mix of stucco townhouses and modern apartment buildings. The communal square next to the property contains mature trees, flower beds and a small play area. Portobello Road is a short walk away, with many of the area's celebrated shops, bars and restaurants. In addition, Ladbroke Grove and Notting Hill Gate are both within walking distance.

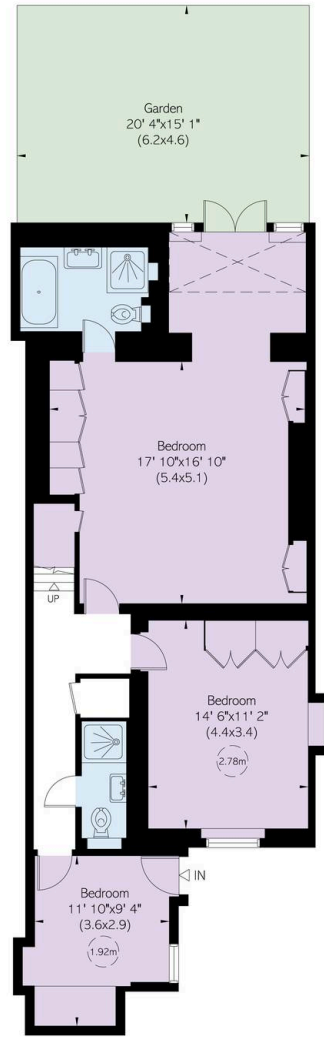
Colville Square, W11

Approximate Internal Area

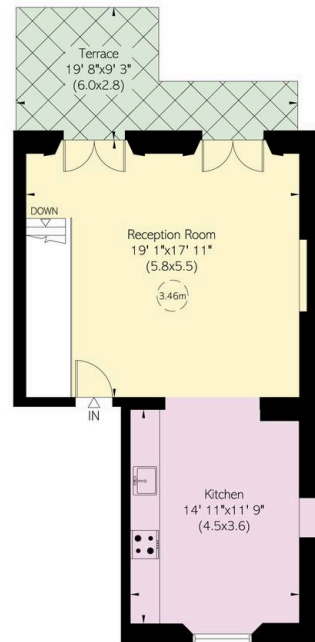
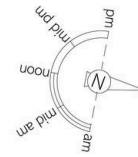
1,437 sq ft/ 134 sq m

Outside Area

427 sq ft/ 40



Lower Ground Floor



Ground Floor

**RUSSELL
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