RUSSELL SIMPSON

A generously proportioned maisonette on one of West London's most celebrated streets

PORTOBELLO ROAD
NORTH KENSINGTON W10

Portobello Road

£1,500,000

BEDROOMS 3	INTERNAL 1,249 SQ FT 116 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 3		EPC C	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE —

The Property

A superb three-bedroom maisonette presented in refined contemporary style.

Entering the flat on the ground floor, the principal reception and dining room is an impressive, well-proportioned space anchored by an ornate fireplace with built-in shelving to either side. Herringbone wooden floors run throughout this level, and glazed doors open directly onto the patio. The room has a warm, considered character, with natural light filling the space generously.

Indoor Spaces

The kitchen is set back yet remains open to the reception, creating a cohesive living arrangement across this floor. It features fitted cabinetry, a marble countertop and backsplash, and an informal breakfast area with bar. The large window is dressed with café curtains offering privacy whist allowing in a huge amount of light.

The Bedrooms

On the ground floor is a well-proportioned bedroom with its own ensuite bathroom. This level also features a further washroom. Ascending to the first floor, the principal bedroom is a substantial, light-filled room with two large sash windows dressed with roman blinds, a built-in wardrobe with panelled doors and crown moulding adding a graceful architectural detail. It is served by an ensuite bathroom featuring a bath, rainfall shower, herringbone wall tiling and an arched mirror above the vanity. The second first-floor bedroom is a well-proportioned room with sash windows and herringbone flooring, served by a further bathroom with a glass-partitioned shower, beige wall tiling, arched mirror and dark metal fittings.

The Neighbourhood & Outdoor Spaces

The flat includes a brick-walled courtyard patio, a charming and private outdoor space with wall-mounted lanterns and established planters.

Portobello Road is one of London's most iconic and characterful addresses, lined with independent traders, antique dealers, cafés and restaurants that give the street its distinctive, upmarket energy. The world-famous Portobello Market is moments away, alongside the boutiques and eateries of the Golborne Road. Ladbroke Grove station is within easy reach, providing excellent connections across the city.

Portobello Road, W10

Approx Gross Internal Area
1,249 sq ft / 116.3 sq m

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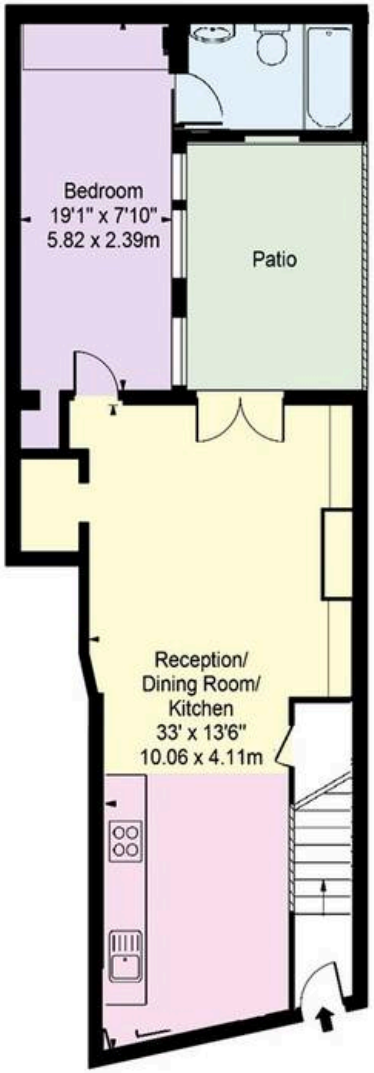
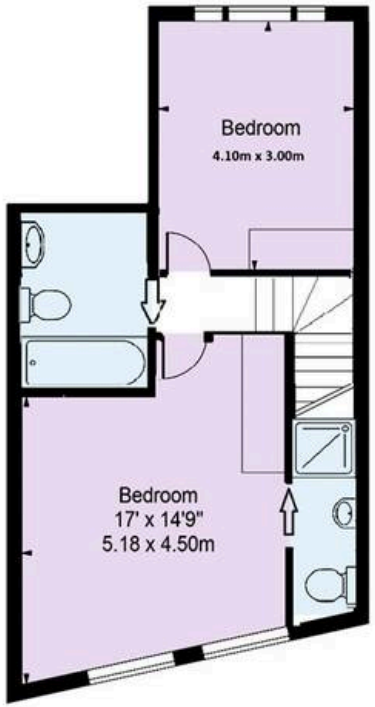
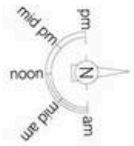
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



GROUND FLOOR



FIRST FLOOR



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