



## **RUSSELL SIMPSON**

Beautiful Notting Hill maisonette  
with balcony

POTTERY LANE  
NOTTING HILL W11

Pottery Lane

£1,575,000

BEDROOMS 2	INTERNAL 1,009 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	93 SQM	EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 961 YEARS	GROUND RENT —	SERVICE CHARGE £1,500 P/Y

## The Property

Two bedroom apartment with refined interiors on this historically rich street

Entering the flat on the ground floor, a staircase leads up to the first-floor reception room. This includes a fitted and well equipped open-plan kitchen, as well as a separate seating area and two large West facing sash windows drawing in the light.





## The Bedrooms

The flat is finished in a contemporary style, with plenty of inbuilt storage. In addition, it benefits from underfloor heating throughout.

The second floor is occupied by a spacious bedroom with adjacent bathroom, and on the third is the principal bedroom with an ensuite bathroom, and beyond that French doors leading out onto a balcony. Both bedrooms have ample built-in storage and enjoy the same Westerly exposure as the reception space.





## The Neighbourhood

Pottery Lane is a picturesque, mews-like street, leading towards Avondale Park. This area once consisted of brickfields, which were fired in the large kilns lining the road, to provide building materials for London's rapid growth. These days, the street is well located, with Holland Park underground station a short walk away. In addition, the open spaces of Holland Park itself are within easy reach, while the many restaurants and independent shops of Notting Hill are also close by.

Pottery Lane,  
W11

**Approx Gross Internal Area**

(1,009 sq ft / 94 sq m)

Including Under 1.5m

(995 sq ft / 93 sq m)

Excluding Under 1.5m

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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.



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