

## **RUSSELL SIMPSON**

Light-filled three bedroom flat  
enjoying two terraces in Notting Hill

POWIS TERRACE  
NOTTING HILL W11

# Powis Terrace

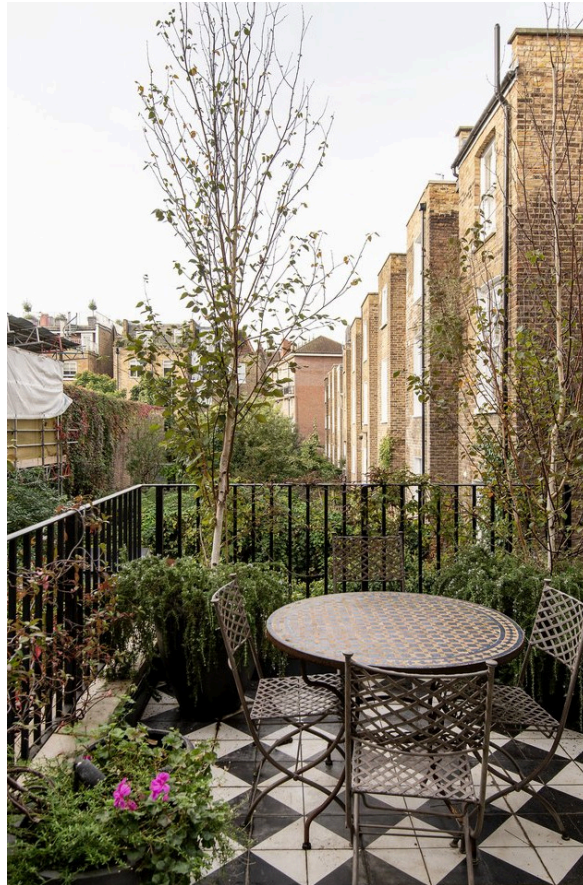
# Sold

|                             |                           |                      |                              |
|-----------------------------|---------------------------|----------------------|------------------------------|
| BEDROOMS<br>3               | INTERNAL<br>1,327 SQ FT   | OUTDOOR<br>339 SQ FT | COUNCIL<br>RBKC              |
| BATHROOMS<br>3              | 123 SQM                   | EPC<br>C             | COUNCIL TAX<br>E             |
| TENURE<br>Share of freehold | LEASE LENGTH<br>991 YEARS | GROUND RENT<br>—     | SERVICE CHARGE<br>£2,000 P/Y |



# The Property

Beautifully designed home with two terraces and spacious living.



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img 1

Kitchen Details

img 2

Terrace



## Indoor Spaces

The first floor of the flat is entirely occupied by a generous reception room and dining area. This room communicates with an open-plan kitchen, from here, south-west-facing French doors lead out onto the terrace, bringing added brightness into the living area.

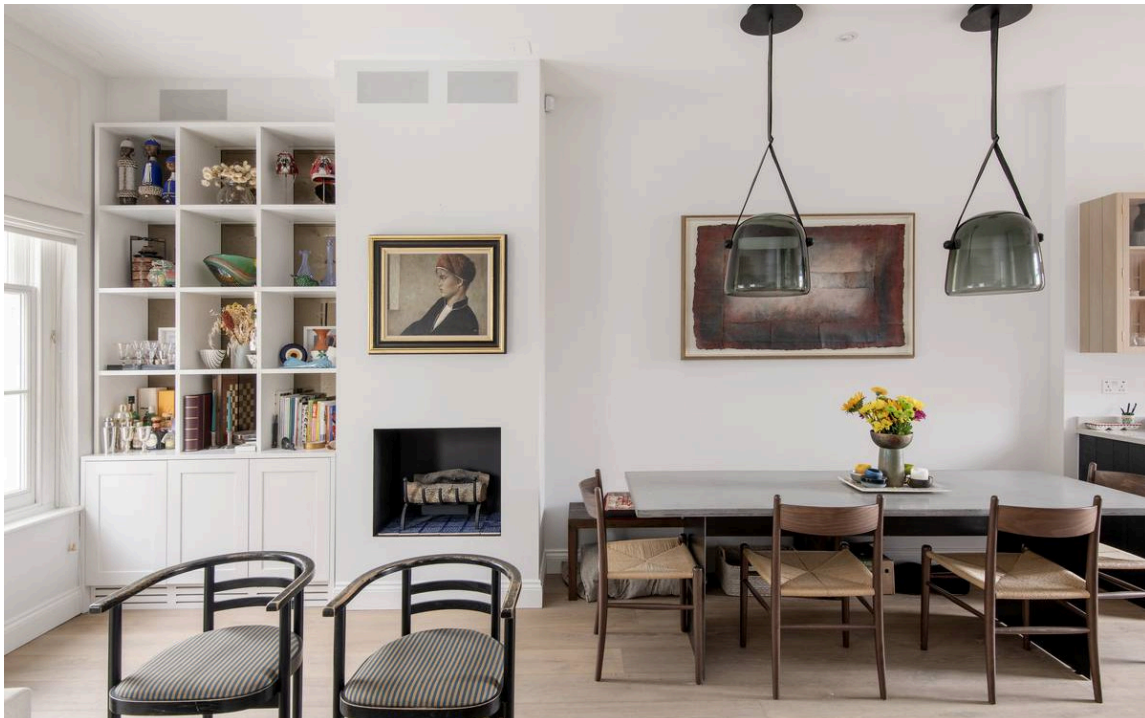
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img 1

Kitchen

img 2

Dining





## The Bedrooms

The second floor consists of two bedrooms, one of them ensuite, the other with a bathroom next door. The well-proportioned principal bedroom occupies the third floor benefit from AC, with built-in storage and sliding glass doors opening onto the east facing private terrace.

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img 1

Principal Bedroom

img 2

Bedroom





## The Design

The property is decorated in a contemporary fashion, with light-filled rooms and a spacious layout. It has been recently renovated with wooden floors and throughout and underfloor heating, and is presented in excellent condition.

# Outdoor Spaces

The property offers two terraces. The south-west facing terrace on the first floor has space for outdoor seating. The third-floor terrace has wooden decking and rooftop views.



img 1

Terrace Views

img 2

Second Terrace





## The Neighbourhood

No.24 Powis Terrace is a pastel-painted house close to Westbourne Park Road and Portobello Road, with their popular mix of restaurants, cafes and shops. From here, Westbourne Park underground station is a short walk away, while the Grand Union canal is also nearby.

# Powis Terrace, W11

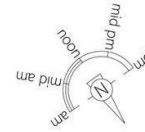
**Approximate area**  
123.3 sq m / 1327 sq ft

**Including limited use area**  
(1.9 sq m / 20 sq ft)

**Approximate external area**  
31.6 sq m / 340 sq ft

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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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