



## **RUSSELL SIMPSON**

Bright and beautiful two-bedroom  
flat with balcony close to Ladbroke  
Grove underground station

ST MARKS PLACE  
NOTTING HILL W11

St Marks Place

£975,000

BEDROOMS 2	INTERNAL 832 SQ FT	OUTDOOR 41 SQ FT	COUNCIL RBKC
BATHROOMS 1	77 SQM	EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 979 YEARS	GROUND RENT —	SERVICE CHARGE £1,988 P/Y

## The Property

Attractive duplex flat with light interiors on a quiet street in Notting Hill

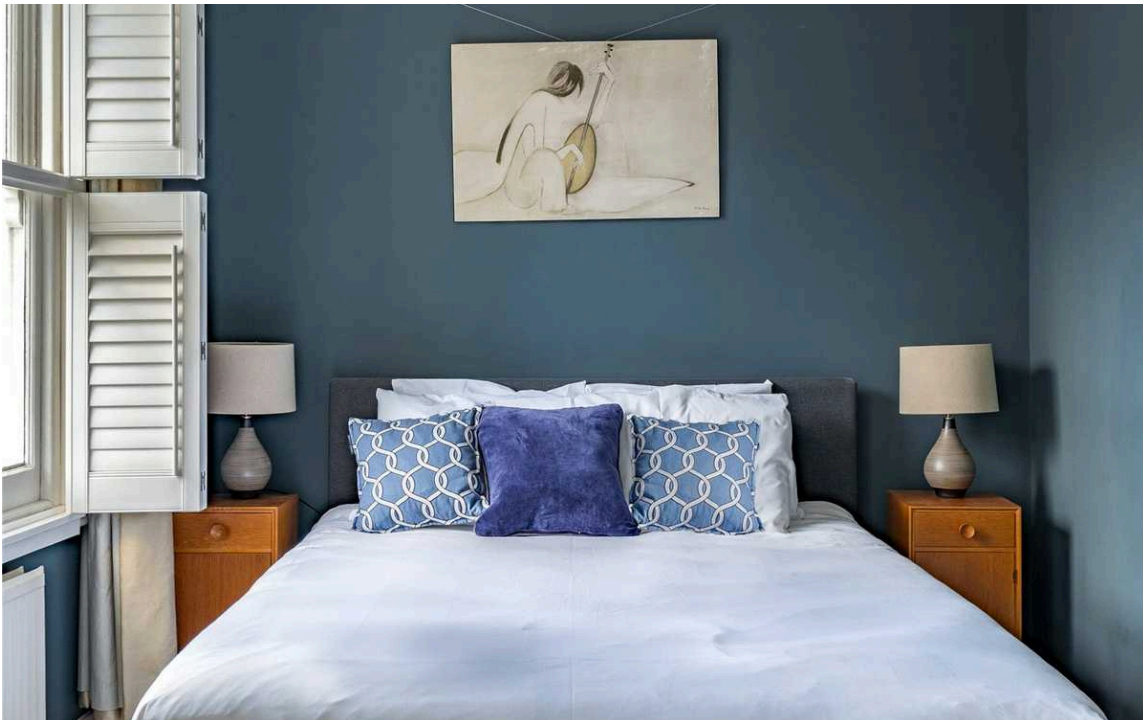
The flat is centred on a well-proportioned reception room occupying the top floor of the building. This includes an open-plan kitchen, separate dining and seating areas, and double French doors opening onto a balcony. In addition, wooden floors and a striking spiral staircase give this room a sense of style.





## The Bedrooms

Downstairs, the second floor features two bedrooms, both with inbuilt storage space and sharing a bathroom with a bath. The colourful and comfortable interiors add to the charming atmosphere of the flat.





## Outdoor Spaces & The Neighbourhood

The property includes a balcony with enough space for outdoor seating.

St Mark's Place is a quiet residential street connecting Blenheim and Cornwall crescents. From here, Ladbroke Grove underground station is close, while Portobello Road is also nearby. Furthermore, the many excellent restaurants and shops of Notting Hill are all within easy reach.

# St. Marks Place, W11

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**Approximate Internal Area**

832 sq ft/ 77 sq m

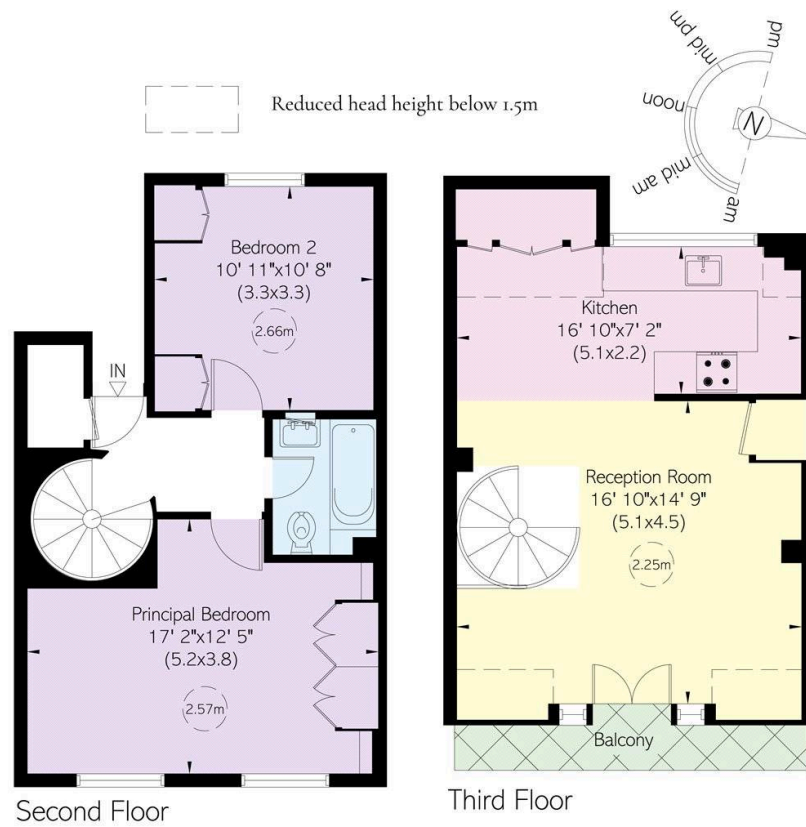
**Including limited use area**

62 sq ft/ 6 sq m

**Outside Area**

42 sq ft/ 4 sq m

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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## Contact Us

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