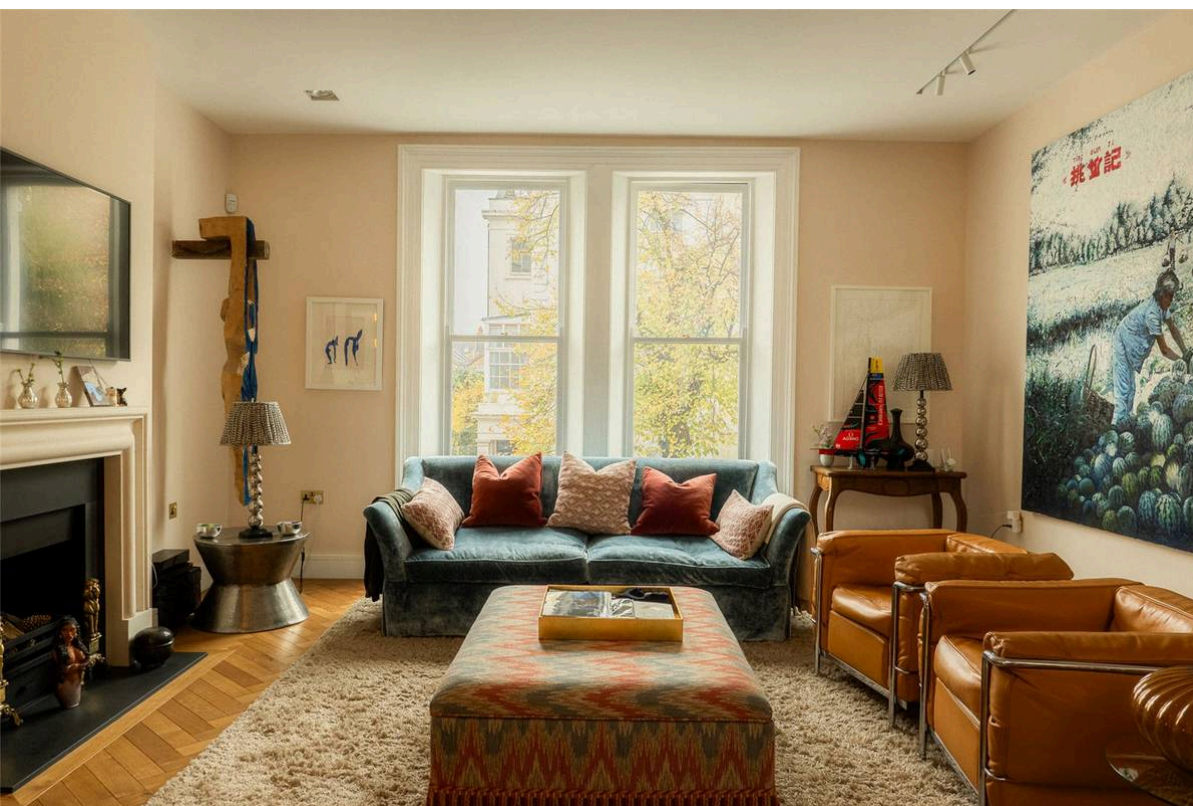




CLOSE X



RUSSELL SIMPSON

Sublime three-bedroom maisonette
with south-facing roof terrace in
Notting Hill

WESTBOURNE GROVE
NOTTING HILL W11

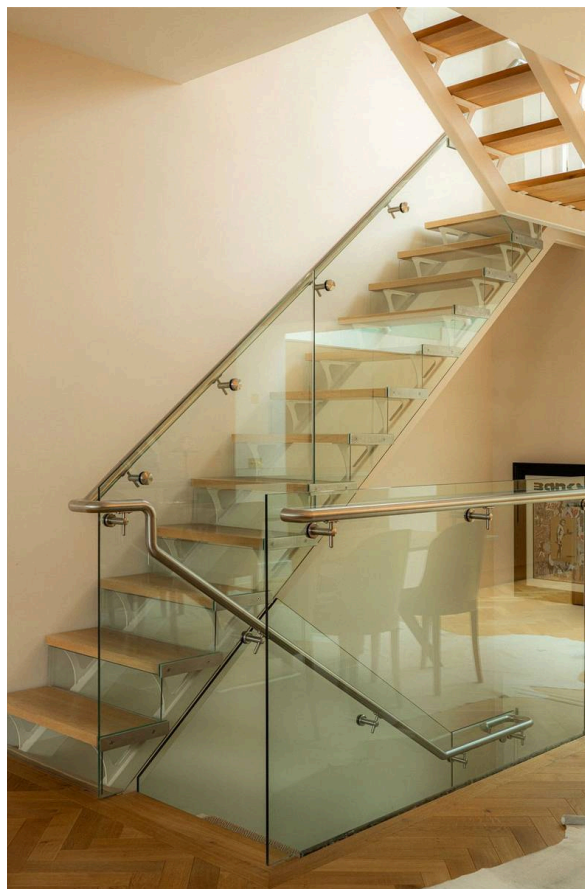
Westbourne Grove

£3,300,000



CLOSE X

BEDROOMS 3	INTERNAL 1,756 SQ FT 163 SQM	OUTDOOR 176 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 101 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property



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Beautifully decorated triplex flat with bright interiors on a popular and picturesque street



Indoor Spaces



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The first floor of this property is entirely occupied by a generous living space, which includes a dining area and a seating area with full-length sash windows and high ceilings. It also flows through to an open-plan kitchen, featuring overhead skylights and modern units with a metal finish.



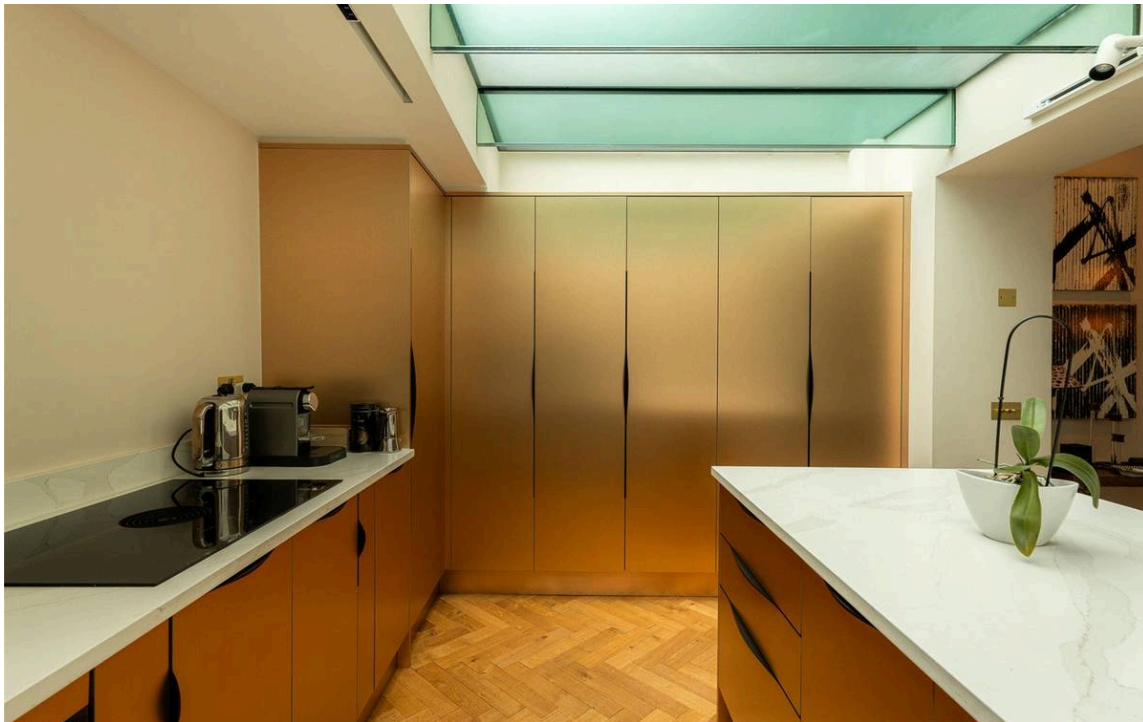
The Bedrooms



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The second floor offers a pair of bedrooms sharing a bathroom, while the half-landing gives access to the roof terrace. Meanwhile, the third floor provides a principal bedroom with a well-proportioned ensuite bathroom, including bath, shower and dressing area.





The Design



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The maisonette has been recently renovated and finished to an immaculate standard. Wooden floors, an open-tread staircase with glass bannisters and a stylish contemporary finish add to the sense of light and elegance throughout. It can be accessed via its own front door, with convenient storage in the entrance hall.





Outdoor Spaces CLOSE

The property includes a south-facing roof terrace with enough space for outdoor seating.



The Neighbourhood

Westbourne Grove runs from Kensington Park Road in the east to Queensway in the west. It contains some of the most popular restaurants and shops in the neighbourhood, as well as many colourful properties.

From here, Notting Hill Gate underground station is a short walk away, while Royal Oak station is close as well. Furthermore, the open spaces of Holland Park are within easy reach.



CLOSE X

Westbourne Grove, W11

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SIMPSON**

Approximate Internal Area

1,756 sq ft/ 163 sq m

Including storage

9 sq ft/ 1 sq m

Outside Area

177 sq ft/ 16 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.



**RUSSELL
SIMPSON**



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Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021