



**RUSSELL
SIMPSON**

Beautiful Holland Park maisonette
with balcony to rent

POTTERY LANE
NOTTING HILL W11

Pottery Lane

£1,200 _{P/W}

BEDROOMS 2	INTERNAL 1,009 _{SQ FT} 93 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC D	COUNCIL TAX RBKC, F

The Property

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

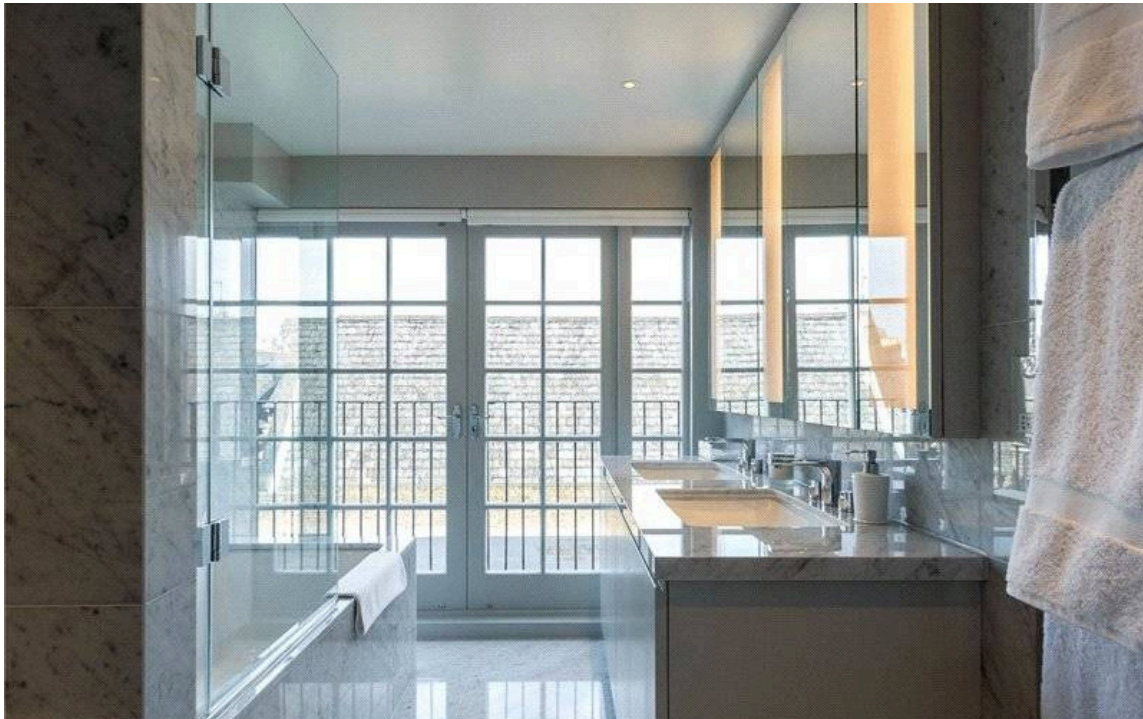
Entering the flat on the ground floor, a staircase leads up to the first-floor reception room. This includes a fitted open-plan kitchen, as well as a separate seating area.





The Bedrooms

The second floor is occupied by a spacious bedroom with next-door bathroom. On the third floor is a second bedroom, this one with an ensuite bathroom, and beyond that French doors leading out onto a balcony.





Outdoor Spaces & The Neighbourhood

The property benefits from a third-floor balcony with enough space for outdoor seating. In addition, it has its own front door to the street allowing for added privacy.

Pottery Lane is a picturesque, mews-like street, leading towards Arvondale 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.

75A Pottery Lane, W11

Gross internal area (approx.)

94 Sq m (1009 Sq ft) Including Under 1.5m

93 Sq m (995 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

**RUSSELL
SIMPSON**

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