



## **RUSSELL SIMPSON**

Newly refurbished two-bedroom flat  
to rent with light-flooded rooms and  
south-facing balconies

WESTBOURNE PARK ROAD  
NOTTING HILL W2

Westbourne Park Road

£1,400 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  828 <sub>SQ FT</sub>  76 <sub>SQM</sub>	OUTDOOR  34 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 2		EPC  C	COUNCIL TAX  Westminster City, E

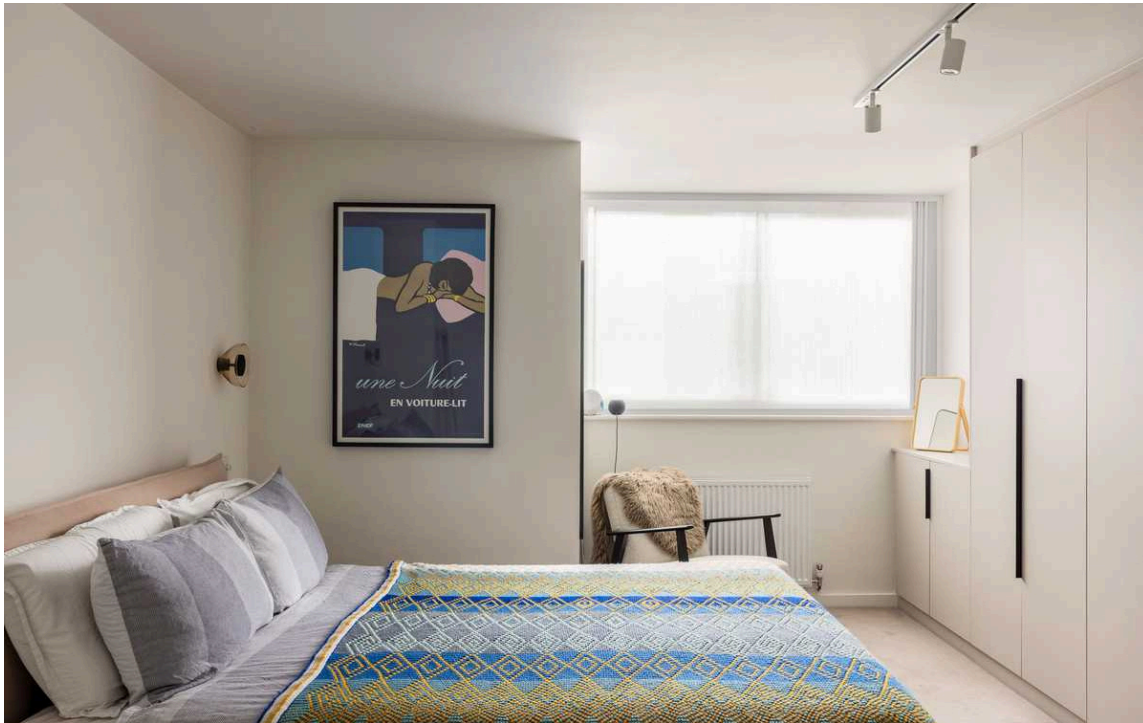
# The Property

Stylish contemporary flat on a popular residential street within easy reach of Royal Oak station

Stepping into the flat on the second floor, the front hall leads through to a generous living area. This includes an open-plan kitchen with fitted units and Quartz worktops, as well as a breakfast bar in its own window niche. It also has enough space for dining and seating areas, while south-facing French doors flood this space with light.

The flat offers a pair of a south-facing balconies, one with enough space for outdoor seating. It is part of striking modern apartment building with a lift.

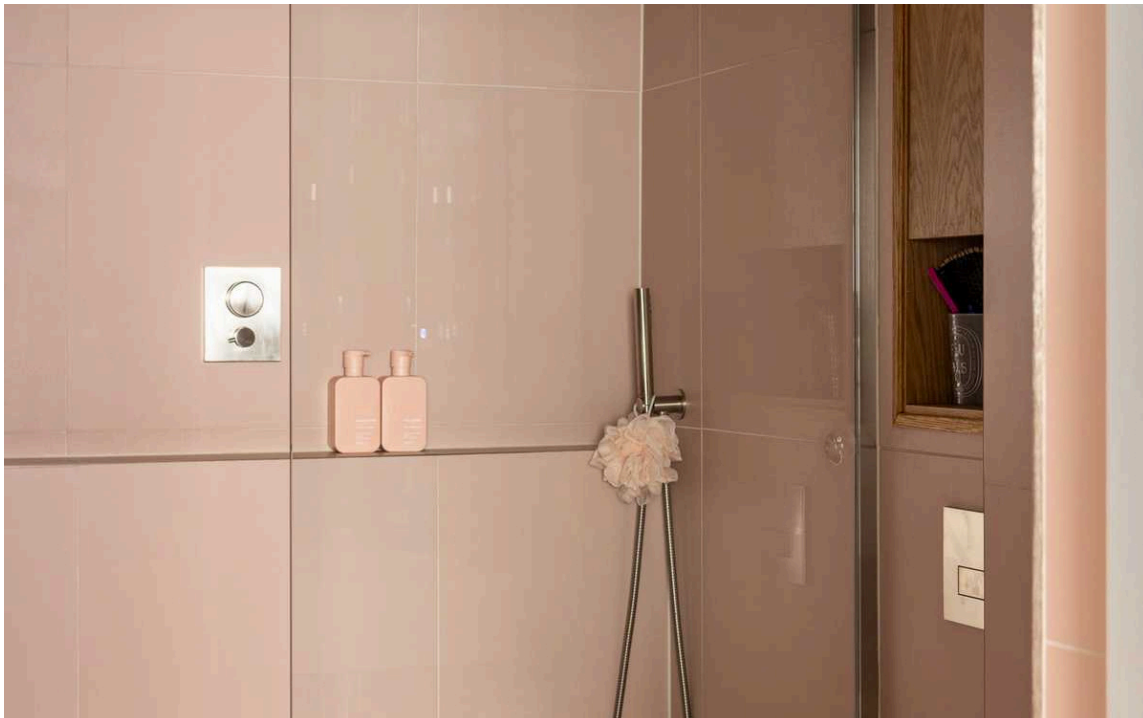




## The Bedrooms

Upstairs there are a pair of bedrooms. The principal bedroom has an ensuite bathroom and considerable wardrobe space. The second bedroom has a bathroom with a bath opposite and its own balcony.

The flat is decorated in a colourful, contemporary style to suit the modern setting. It is newly refurbished to emphasise the brightness of the rooms and presented in excellent condition.







## The Neighbourhood

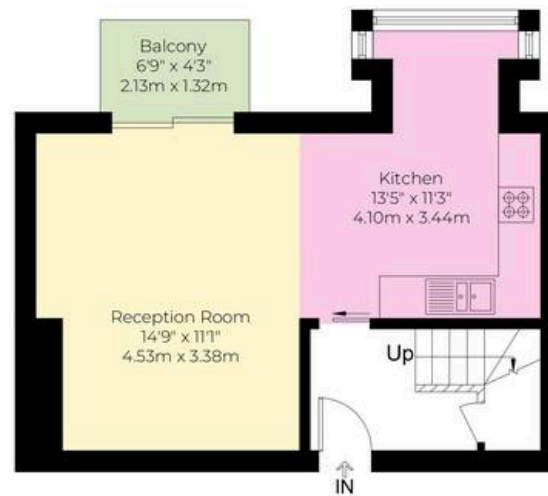
Westbourne Park Road is a quiet residential street in north London, a short walk away from Royal Oak underground station. From here, the many restaurants and shops of Notting Hill are close, including fashionable streets like Portobello Road, Westbourne Grove and Golborne Road. In addition, the Grand Union canal, with its popular towpath for running and walking, is within easy reach.

# Westbourne Park Road, W2

Approx. Gross Internal Area  
828 sq ft / 76.94 sq m

Approx. External Area  
35 sq ft / 3.31 sq m

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Second Floor



Third Floor

This Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)