



Portobello Road, W11

# Portobello Road, W11

Landstones are proud to present this exceptional maisonette situated on the world famous Portobello Road. Presented in excellent condition, this property offers a wealth of bright living and entertaining space, plus a sizeable West facing roof terrace which is perfect for an evening drink or BBQ.

The first floor of the apartment features a large open plan living room and kitchen area which allows for family dining and also entertaining. This floor also has a double bedroom and bathroom which is perfectly separated to be a guest room or a home office.

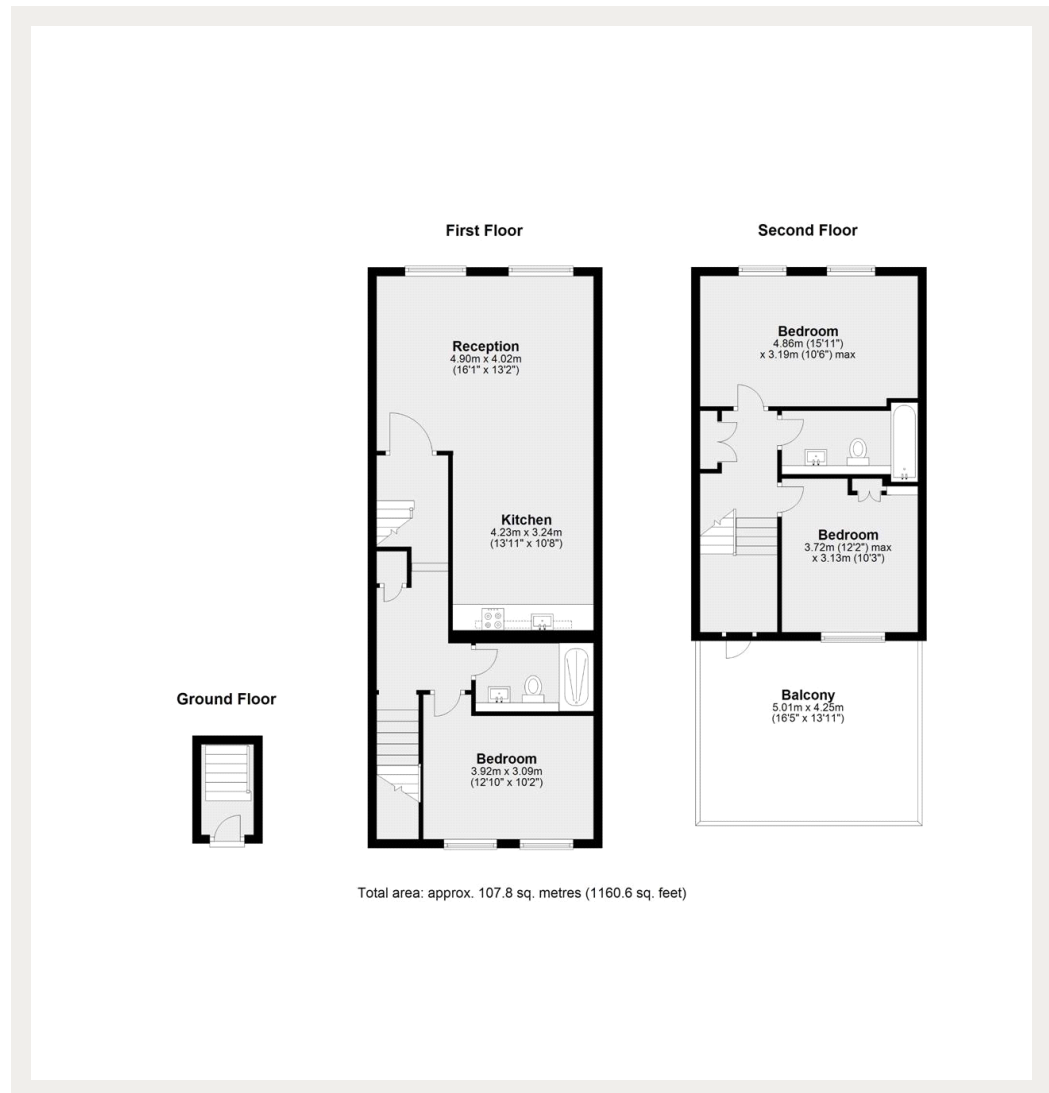
The second-floor features two further double bedrooms with high vaulted ceilings to give maximum light and space to the property creating a tranquil and peaceful space in the heart of Notting Hill.

Portobello Road lies at the heart of Notting Hill and offers proximity to all the attractions and amenities of the local area. There is an excellent, local selection of boutique shops, cafes and restaurants, as well as nearby access to London Underground transport links at Ladbroke Grove (Circle and Hammersmith & City Lines) and Notting Hill Gate (Circle, Central and District Lines).

Council Tax Band: E (Kensington and Chelsea)  
Tenure: Leasehold

Ensuite Bathroom, Private Terrace, Wooden Floors

**Asking price: £1,400,000**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

020 7096 9476

contact@landstones.co.uk