

Kensington Park Road, W11

3 1 3

£2,200 Per Week (£9,533.33 PCM) *Unfurnished*

Nestled within a row of picturesque period terraces, this Notting Hill maisonette presents an impressive interplay of old and new.

KEY FEATURES

- 3 Bedrooms
- 3 Bathrooms
- 1 Reception Room
- Roof Terrace
- Utility Room





Notting Hill Lettings

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Nestled within a row of picturesque period terraces, this Notting Hill maisonette presents an impressive interplay of old and new. Brought to life by an international interior designer, Kensington Park Road adorns its heritage framework with a dash of eclectic design.

Set on the first floor, a regal reception room makes for a grand social setting. Drawing on the home's heritage, an intricate hand-painted ceiling pairs with a brass chandelier to emphasise the lofty proportions. Flanking an ornate feature fireplace, floor-to-ceiling mirrors reflect light to enhance an uplifting feel.

In striking juxtaposition, a more modern approach is embraced in the kitchen. Smooth terrazzo flooring sets a distinctly contemporary tone, complimented by bespoke hand-made maple cabinetry and integrated appliances. To the rear of the room, a glass walled utility draws in light.

On ascent to the second floor, a small nook is wrapped in soft-blue shelving to create a picturesque miniature library – an idyllic space for studying or unwinding. Continuing to the principal bedroom suite, a unification of soothing neutral tones and soft natural light establish a calming space. In the ensuite bathroom, vibrant pops of green bring life to tonal beige tiles enveloping a bathtub and shower. For a breath of fresh air, step through glass doors to an intimate balcony.

Arranged across the third floor, two guest bedrooms are tranquil areas to unwind. An inviting ambiance envelops the guest bedroom suite, complete with an indulgent boutique feel courtesy of a mosaic-tile in-room ensuite. A pared-back palette continues through one further bedroom, served by a spacious shower room.

Ascending to the top of the home, a vibrant hue of duck egg blue leads the way to an enchanting roof terrace. An enclosed decked space, enjoy picturesque views across the Notting Hill roofscape. Wrapped in colourful print wallpaper, a kitchenette serves this space.







Kensington Park Road is a grand residential avenue that provides very easy access to all the shops, restaurants and transport links at Notting Hill Gate being only a short walk (Central, Circle & District lines). The house is conveniently located for access to Portobello market and Westbourne Grove with its fashion boutiques and restaurants. There is also a fine selection of schools in the area including Wetherby, Pembridge Hall and Notting Hill Prep. The wonderful open space of Kensington Gardens is a short stroll.





MATERIAL INFO:

Deposit: £13,200
Holding Deposit: £2,200
Council Tax Band: G (RBKC)

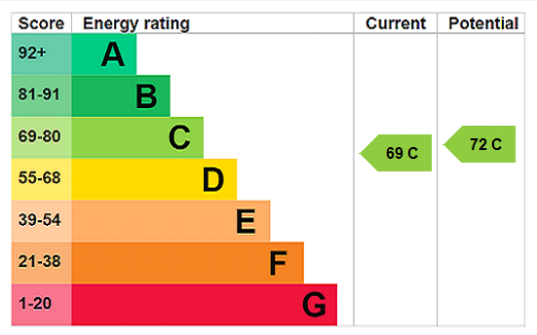
UTILITIES:

Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Coverage https://checker.ofcom.org.uk/en-gb/mobile-coverage



Approx. Gross Internal Area = 1,947 sq ft / 180.9 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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