



Artesian Road, W2

£2,799,950 *Share of Freehold*



West11 and Winkworth are delighted to introduce 15 Artesian Road - a fully renovated and reimagined three-bedroom triplex apartment nestled in the heart of the highly desirable Notting Hill. This stylish home offers stunning views straight down Northumberland Place, combining prime location with modern luxury.

KEY FEATURES

- West11 Design and Finish
- Triplex Apartment
- 3 Bedrooms
- 3 Bathrooms
- Front Balcony
- Air-Conditioning



Notting Hill Sales

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Finished to the luxurious and signature West11 standard, this impressive triplex apartment begins on the raised ground floor, where a staircase ascends past a serene study nook overlooking the rear. The first floor unveils a spacious, fully open-plan layout combining the living, kitchen, and dining areas seamlessly extended by a large, west-facing L-shaped terrace at the front.

The second floor hosts a stylish family bathroom and two generous double bedrooms, one of which features its own en-suite shower room. Occupying the entire third floor, the principal suite boasts a spacious front-facing bedroom and a luxurious en-suite bathroom complete with a freestanding bathtub and a separate shower. Every bedroom is equipped with air conditioning and custom-built wardrobes for added comfort and convenience.



Located on a quiet, tree-lined residential street in the heart of prime Notting Hill, 15 Artesian Road enjoys a highly sought-after W2 address just moments from the vibrant boutiques, artisan bakeries, and renowned dining of Westbourne Grove and Ledbury Road. Positioned within the City of Westminster, this distinguished Victorian location offers seamless connectivity across London, with Westbourne Park (Circle, Hammersmith & City lines) and Notting Hill Gate (Central, District, Circle lines) stations both within short walking distance. Residents benefit from close proximity to the world-famous Portobello Road Market and the expansive green spaces of Kensington Gardens and Hyde Park, combining quintessential west London charm with effortless access to Paddington Station and the Elizabeth line.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 997 years and 9 months
Service Charge: £3450 per annum
Ground Rent: N/A
Council Tax Band: F (Westminster)
EPC rating: C
Is the property listed: Property is not listed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS240077>

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.

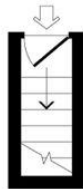


ARTESIAN ROAD, W2

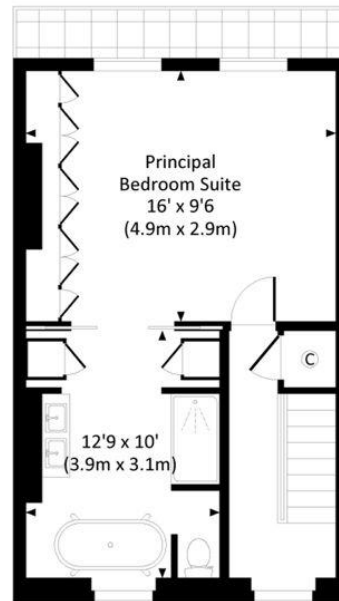
Approx. gross internal area 1435 Sq Ft. / 133.3 Sq M.

External First Floor area 50 Sq Ft. / 4.6 Sq M.

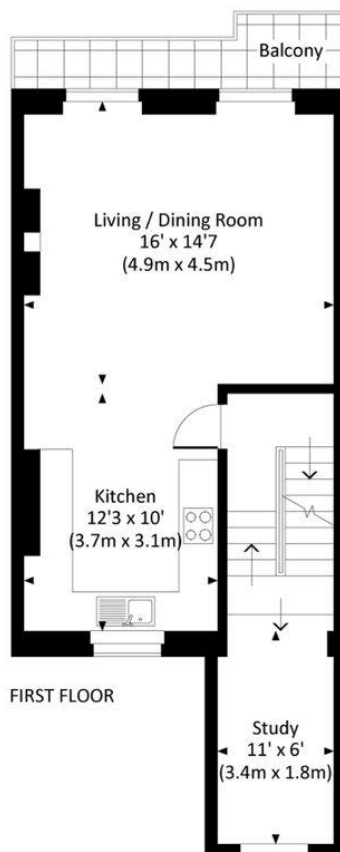
External Third Floor area 43 Sq Ft. / 4.0 Sq M.



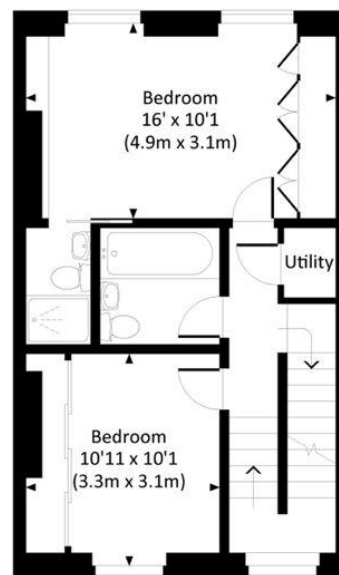
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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