



Powis Square, W11

£1,500,000 *Share of Freehold*



An exceptionally bright, 3 bedroom, 2 bathroom maisonette, complete with its own private entrance and a superb terrace, all just a short stroll from Westbourne Grove and Portobello Road.

KEY FEATURES

- Own Front Door
- 3 Bedrooms, 2 Bathrooms (1 Ensuite) and a WC
- Large Terrace
- Open Plan Living
- Exceptionally Bright
- Wood Floors Throughout



Notting Hill Sales

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Inside, the home opens with an entrance hall leading to the first floor, where you'll find a spacious open-plan reception area, a well-appointed kitchen, and a guest cloakroom. Full-width doors in the reception room fold back entirely, revealing a stunning private terrace that feels like a natural continuation of the living space ideal for al fresco dining. Upstairs, the second floor offers two bedrooms and a bathroom, while the top floor is dedicated to the principal bedroom suite (with a large ensuite shower room), which enjoys direct access to its own private balcony.



Powis Square sits in a prime position just west of Ledbury Road, placing you moments from some of Notting Hill's most sought-after bars, restaurants, and boutiques. Notting Hill Gate and Portobello Road are both within easy walking distance, making the location as convenient as it is vibrant.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 988 years and 3 months
Service Charge: £1,472 per annum
Ground Rent: N/A
Council Tax Band: D (RBKC)
EPC rating: C
Is the property listed: Property is not listed

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 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/NHS190166>

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.

POWIS SQUARE, W11

APPROXIMATE GROSS INTERNAL AREA

1151 Ft² - 106.97 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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