



ST. MARKS PLACE, W11
£1,400,000 LEASEHOLD

Winkworth



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Stunning Three-Bedroom Maisonette with Two Roof Terraces in the Heart of Notting Hill

Step into this beautifully presented three-bedroom, two-bathroom maisonette, occupying the second and third floors of an elegant period building on the charming St. Mark's Place. The spacious kitchen/breakfast room is perfect for cooking and casual dining, while the generous main reception room offers ample space for both a comfortable seating area and formal dining. Featuring stylish wooden flooring throughout, this home effortlessly combines classic charm with contemporary comfort.

Enjoy exceptional outdoor living with not one, but two private roof terraces—ideal for morning coffee, evening drinks, or soaking up the sun. The top-floor master bedroom boasts its own en suite shower room and direct access to one of the terraces, creating a private sanctuary in the sky. Tucked away just off Ladbroke Grove, this home enjoys a prime location close to a vibrant mix of local shops, cafés, and renowned restaurants. You're moments from the chic boutiques of Westbourne Grove and the iconic Portobello Road Market.

Excellent transport links are nearby, with Ladbroke Grove (Circle and Hammersmith & City lines) and Notting Hill Gate (Central, District, and Circle lines) stations within easy reach.

This is Notting Hill living at its very best—stylish, spacious, and perfectly located.

Leasehold c146 Years remaining (expiry 30/11/2171)

Service Charges: £2,800.00 per annum

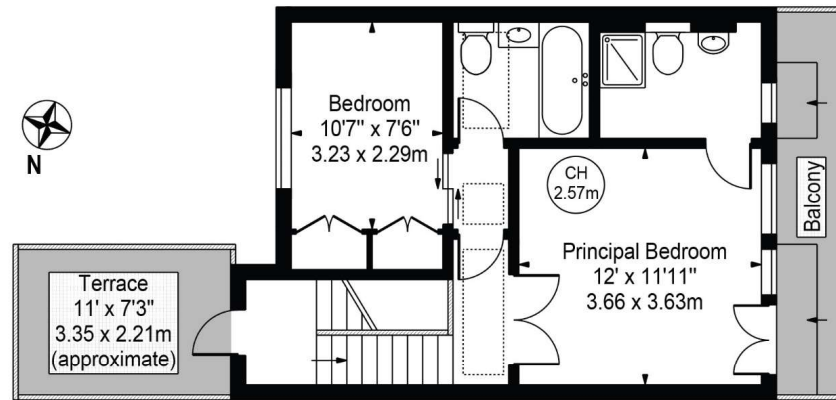
Ground Rent Peppercorn



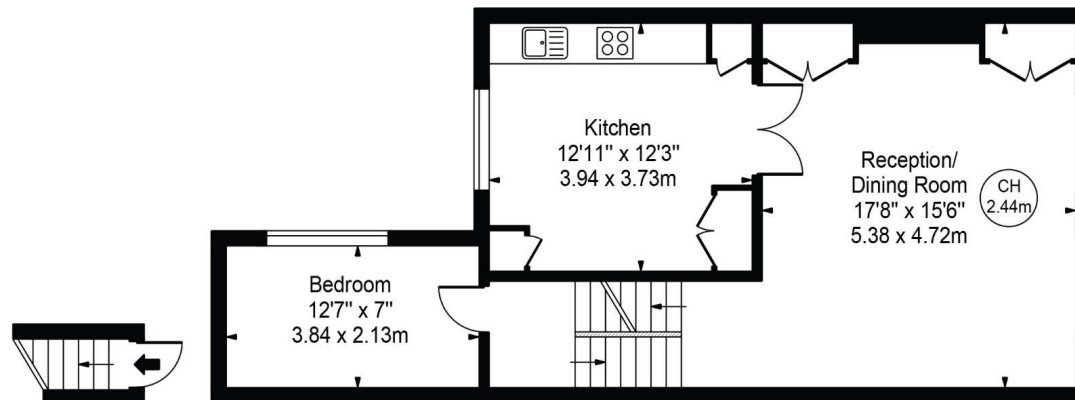


St. Marks Place

Approx. Gross Internal Area 1056 Sq Ft - 98.11 Sq M



Third Floor
(430 Sq Ft - 39.95 Sq M)



First Floor Entrance
(13 Sq Ft - 1.21 Sq M)

Second Floor
(613 Sq Ft - 56.95 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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