



WESTBOURNE PARK ROAD, W11
£1,750,000 LEASEHOLD

Winkworth



WESTBOURNE PARK ROAD, W11

A superbly renovated split-level apartment offering two bedrooms and an expansive private garden, arranged across the raised and lower ground floors of a handsome period building in the heart of Notting Hill. Completed to an outstanding specification, the home harmoniously combines contemporary finishes with classic architectural charm.

The raised ground floor accommodates two well-proportioned double bedrooms alongside two sleek bathrooms, including a refined en-suite. The garden level is centred around a striking modern kitchen with marble work surfaces, flowing into an open-plan dining and reception space. Warm wooden flooring throughout enhances the sense of continuity, light, and generous proportions.

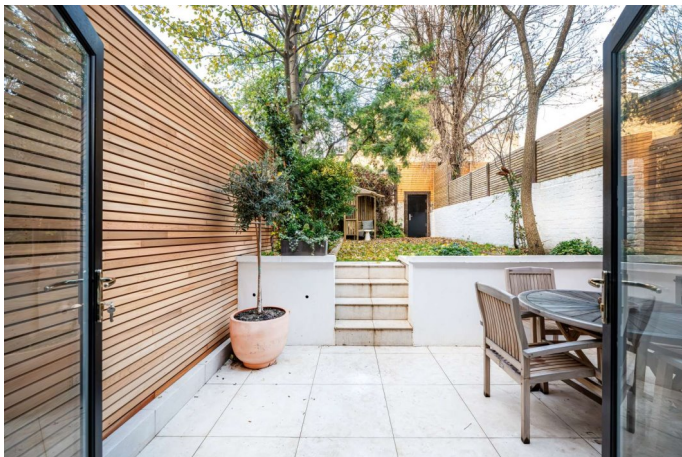
Full-height French doors lead directly to a remarkable 43-foot private garden featuring an outdoor kitchen, creating an ideal setting for entertaining and al fresco living. Additional accommodation includes a flexible study or guest bedroom, a guest WC, and the rare benefit of dual access via the garden to Elgin Mews.

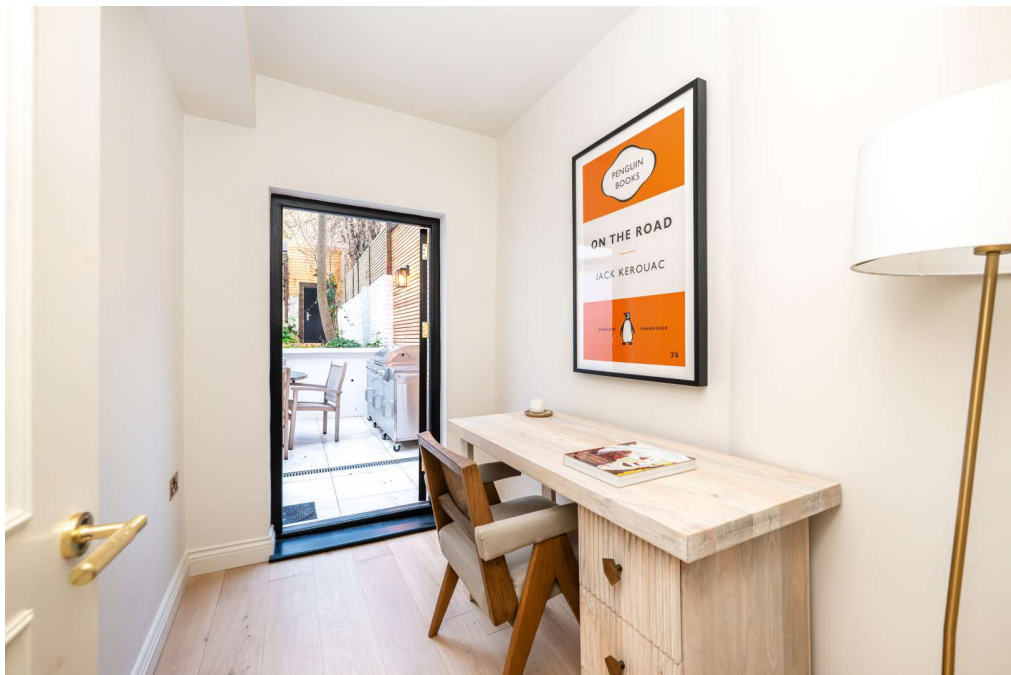
Perfectly positioned moments from the lively cafés, bars, and markets of Portobello Road, as well as the boutiques of Westbourne Grove, the property also enjoys excellent transport connections, with Ladbroke Grove and Notting Hill Gate stations close at hand.

Leasehold: 161 years

Service Charges: TBC

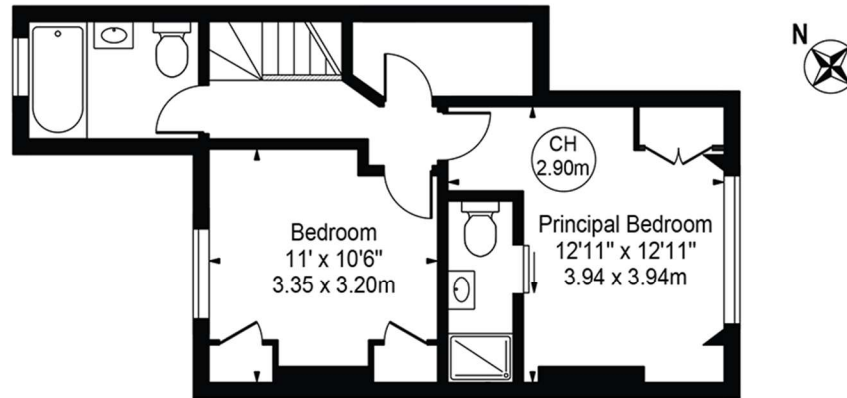
Ground Rent: £250.00 pa



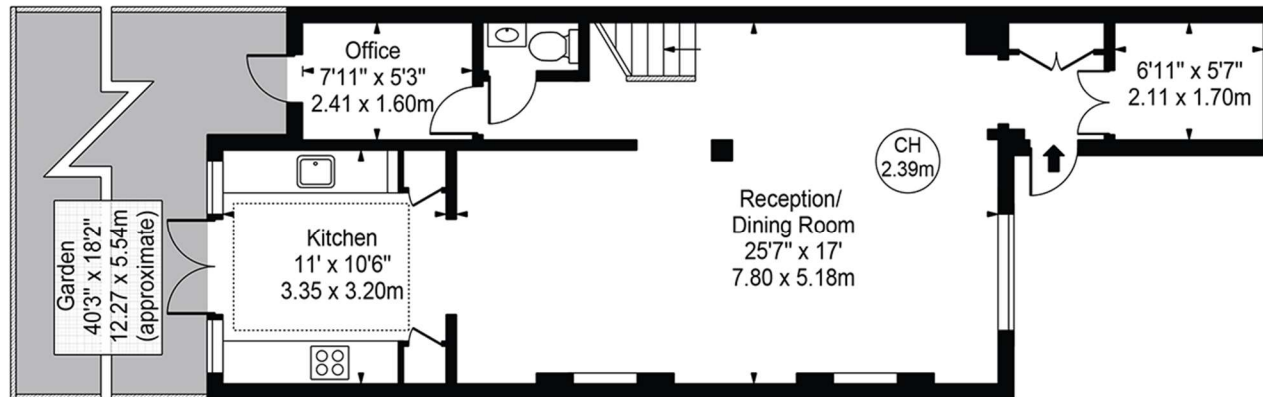


Westbourne Park Road

Approx. Gross Internal Area 1103 Sq Ft - 102.47 Sq M



First Floor
(428 Sq Ft - 39.76 Sq M)



Ground Floor
(675 Sq Ft - 62.71 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
EU Directive 2002/91/EC			

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