



## Portobello Road, W10

Offers Over £350,000 *Leasehold*



Perfectly positioned in the very heart of Portobello, this superb apartment sits moments from the colour, energy and charm of the world-famous market while enjoying the comfort of its own private outdoor space. Entered at ground floor level, the property offers a well-proportioned reception room, separate kitchen, generous double bedroom, contemporary shower room and a delightful private patio garden — a rare find in such a vibrant central setting.

### KEY FEATURES

- Ground floor entrance
- Private patio garden
- Separate fitted kitchen
- Spacious double bedroom
- Moments from market
- Excellent local transport
- Vibrant W10 location



North Kensington

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Portobello Road needs little introduction. Stretching from Notting Hill through to North Kensington, it is internationally celebrated for its antiques, fashion, street food and lively atmosphere, particularly on the renowned Friday and Saturday market days. A wide selection of cafés, restaurants and everyday conveniences are right on the doorstep, with further amenities found along Ladbroke Grove.

Transport links are excellent with Ladbroke Grove Underground Station (Circle and Hammersmith & City lines) within easy walking distance.





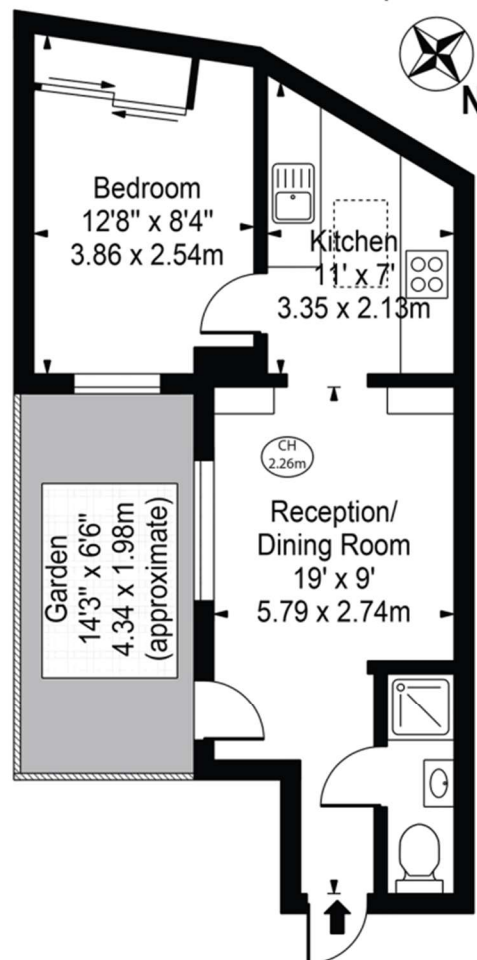


## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 80 year and 11 months  
**Service Charge:** £1,900 pa  
**Ground Rent:** £20  
**Council Tax Band:** RBKC Band B  
**EPC rating:** E

# Portobello Road

Approx. Gross Internal Area 329 Sq Ft - 30.57 Sq M



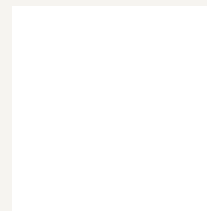
**Ground Floor**  
For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 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/LAD260021>

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