



## Artesian Road, Notting Hill, W2

**£3,150,000** SHARE OF FREEHOLD - 999 YEAR LEASE

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.

3 1 3

### KEY FEATURES

- Developed by West11
- Eggersmann Kitchen
- Air Conditioning
- Entirely Refurbished
- Parquet Wood Flooring
- Minutes from Westbourne Grove



020 7727 3227 [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

**Winkworth**

for every step...

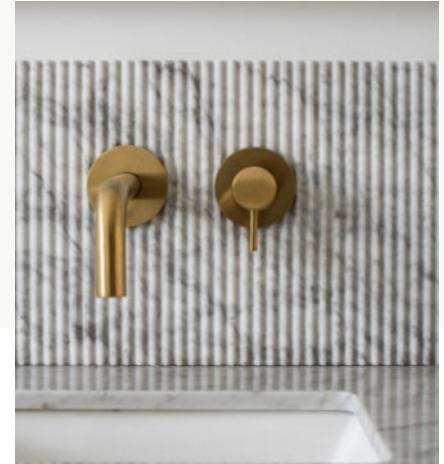


## DESCRIPTION

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.





## LOCATION

The Artesian Village is a popular group of attractive, tree lined, residential streets running north from Artesian Road, just around the corner from the fashionable boutiques and restaurants of Ledbury Road, Westbourne Grove and Portobello Road. The area is very well located with the Underground located at Westbourne Park, Bayswater, Queensway and Notting Hill Gate. Paddington Station, with the Elizabeth Line, Heathrow Express and Rail Services is 1.4 miles away and access to the A40 is a short distance.

## LOCAL SUGGESTIONS FROM OUR TEAM



### BEST FOR FAMILIES

Kensington Gardens



### EATING OUT

The Barbary - Notting Hill



### GRABBING A DRINK

The Cock & Bottle



### WHERE TO SWEAT

Body Works West



### TRANSPORT OPTIONS

Notting Hill Gate

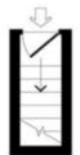


### A HIDDEN GEM

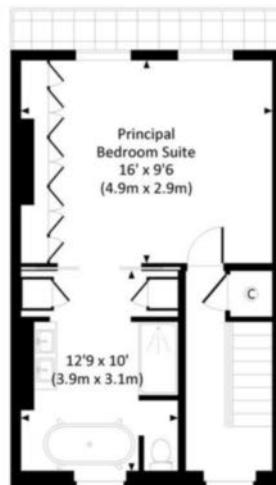
Jusu Brothers - Notting Hill

## ARTESIAN ROAD, W2

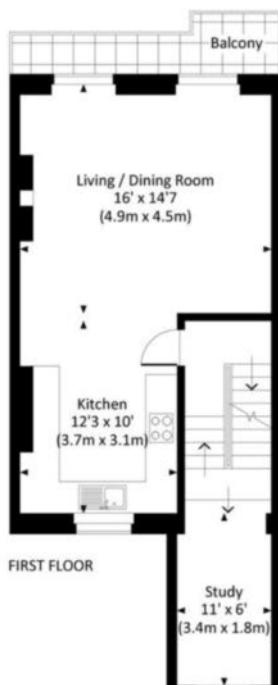
Approx. gross internal area 1435 Sq Ft. / 133.3 Sq M.  
 External First Floor area 50 Sq Ft. / 4.6 Sq M.  
 External Third Floor area 43 Sq Ft. / 4.0 Sq M.



GROUND FLOOR



THIRD FLOOR



FIRST FLOOR

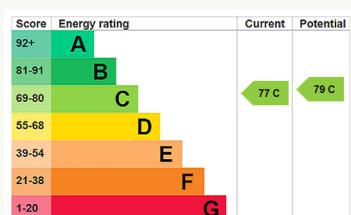


SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
 Photography and Floor Plans by [www.rayco.london](http://www.rayco.london) - +44 7793 974 209

### MATERIAL INFO

- Share of Freehold - 999 Year Lease
- Service Charge £3,500 per annum
- New Local Managing Agents - Lindsay Kirby



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