



MILE



Portobello Road, London W10 £1,150,000 Share of Freehold

Welcome to Portobello Road, a world-renowned address steeped in history and charm. This stunning property offers a versatile layout across two floors, making it perfect for a range of living arrangements. With the option to be used as either a three-bedroom or four-bedroom home, the spacious kitchen-diner provides an adaptable space that can effortlessly accommodate both living and dining areas, offering ultimate flexibility. Set over 1,250 square feet, this chain-free property comes with a share of the freehold and a 999-year lease, ensuring long-term security and peace of mind. Situated in the heart of Notting Hill, Portobello Road is celebrated for its vibrant atmosphere, hosting one of the world's most famous street markets, where antiques, fashion, and food converge in an iconic setting. The area's charm lies in its blend of Victorian heritage, boutique shops, gourmet eateries, and trendy cafés, creating a lifestyle that is both dynamic and timeless. For those who value connectivity, the transport links are exceptional. Ladbroke Grove and Notting Hill Gate Underground stations provide swift access to the Circle, Hammersmith & City, and Central lines, ensuring seamless travel across London. Numerous bus routes and convenient road access further enhance mobility for both work and leisure. Beyond the doorstep, the neighbourhood offers an abundance of amenities. From the peaceful green spaces of nearby Kensington Gardens to the eclectic entertainment options at the Electric Cinema, there is something to suit every taste. The area also boasts excellent schools and community facilities, making it ideal for families and professionals alike. This is a rare opportunity to own a home on one of London's most prestigious roads, offering both character and convenience. With its flexible living options, historic location, and enviable lifestyle, this property is truly unique. Arrange a viewing today and discover the timeless appeal of Portobello Road.

- Split level apartment
- First & Second floor
- Great location
- Chain free
- Share of freehold
- Flexible layout
- Three/four bedrooms
- 1250 sq ft
- Two bedrooms
- Close to shops and transport

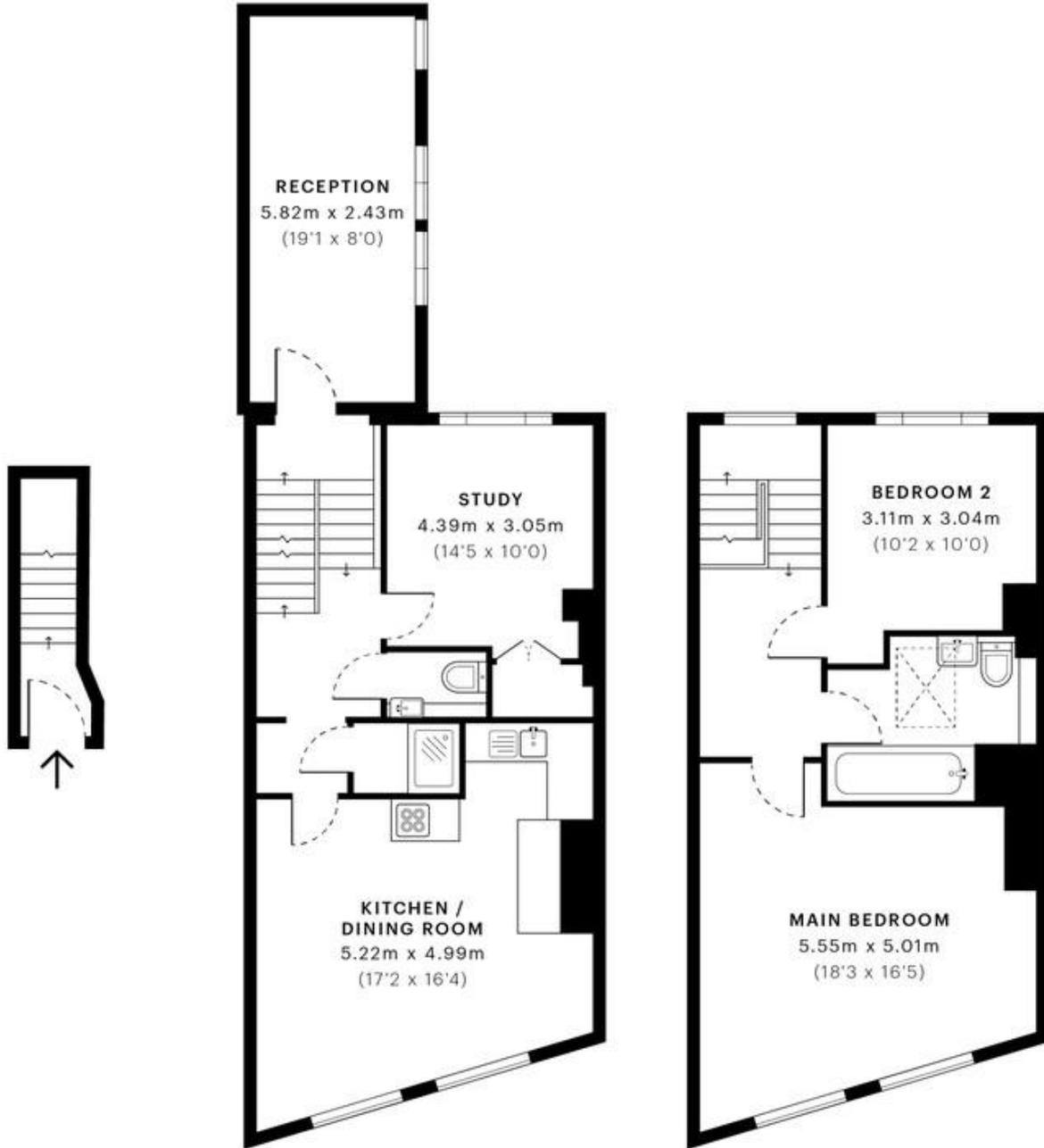


Portobello Road, W10

CAPTURE DATE 10/10/2022 LASER SCAN POINTS 74,188,972

GROSS INTERNAL AREA

116.22 sqm / 1250.98 sqft



— Ground Floor

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
116.22 sqm / 1250.98 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
107.45 sqm / 1156.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use zone under 2.0 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

PM63 20 RESIDENTIAL 113.24 sqm / 1218.91 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.