



**MOUNTGRANGE**  
HERITAGE



## **Portobello Road, W10**

### **£2,100,000 Leasehold**

A stunning upper maisonette with two terraces which has been stylishly refurbished. The apartment benefits from its own private ground floor entrance with the accommodation being predominantly arranged over the first and second floors. There are three double bedrooms and a further bedroom or study, an impressive reception room spanning the whole first floor with an open-plan kitchen which leads out to a small terrace. On the top of the building is a 450 square foot roof terrace with panoramic views across London and an outdoor kitchen with BBQ, perfect for entertaining. The flat is positioned perfectly, just north of Golborne Road, for the outstanding amenities in this vibrant part of Notting Hill. Ladbroke Grove underground is a short walk away for the Hammersmith, Circle and City line.

**4 Bedrooms | 1 Reception Room | 2 Bathrooms**

#### **Notting Hill Office**

27 Kensington Park Road, London W11 2EU

020 7221 2277

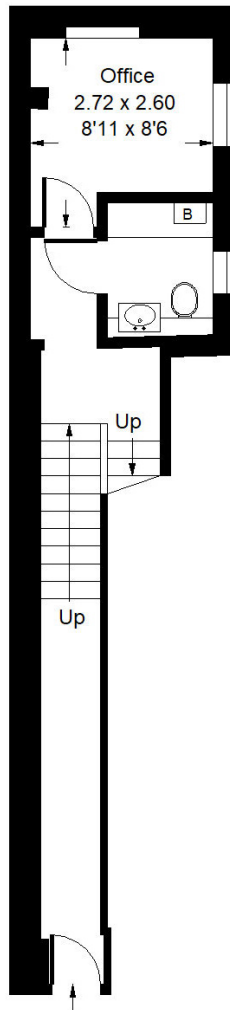
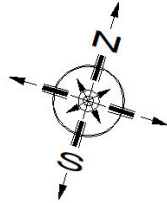
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

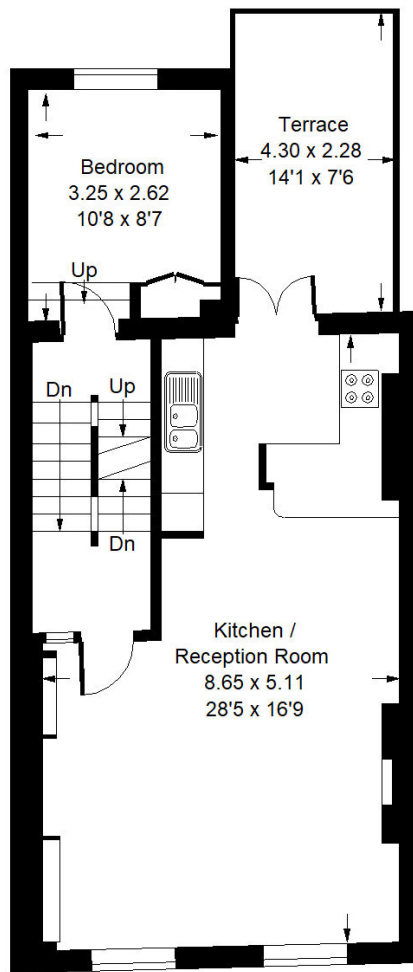
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Portobello Road, W10

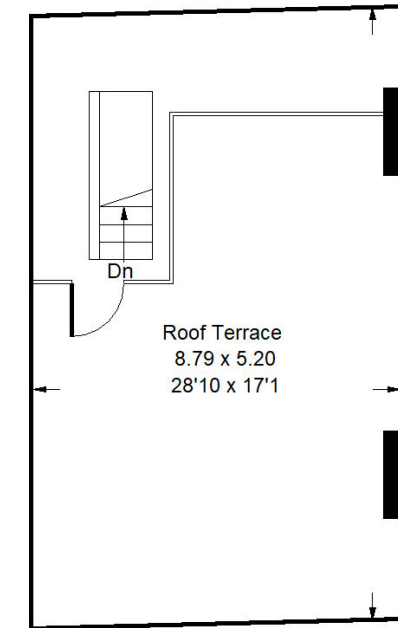
Approx. Gross Internal Area  
122.1 sq m / 1314 sq ft



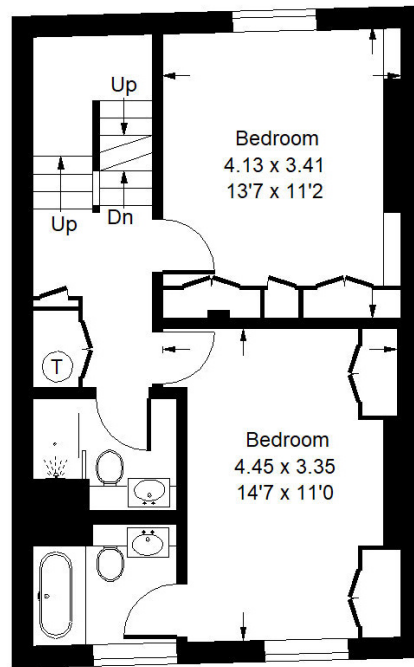
Ground Floor



First Floor



Roof Terrace



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

FIRST AND SECOND FLOOR FLAT PORTOBELLO ROAD LONDON W10		Energy rating <b>C</b>
Valid until <b>18 April 2031</b>	Certificate number <b>0380-2156-6040-2699-3565</b>	

## Property type

Top-floor maisonette

## Total floor area

116 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

## IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.