



**Westbourne Grove, W11**

 LANDSTONES

# Westbourne Grove, W11

This beautifully presented three-bedroom split-level flat with a stunning private rooftop terrace combines classic Victorian charm with contemporary living, set on one of Notting Hill's most sought-after streets.

The property offers a generous and well-balanced layout extending to approximately 1,282 sq ft, featuring three bedrooms, including a master bedroom with en-suite bathroom, a second family bathroom, and a separate utility room. The heart of the home is the impressive open-plan living and kitchen area, boasting very high ceilings, large windows, and a Juliet balcony, flooding the space with natural light throughout the day. Wooden flooring runs throughout, complementing the property's original Victorian features, while recent refurbishment ensures the flat is presented in excellent, modern condition.

One of the standout features is the direct access from the living area to a large private terrace, ideal for entertaining or everyday living. In addition, the property benefits from a spacious rooftop terrace, offering open views and the perfect setting to enjoy summer evenings, drinks with friends, and beautiful sunsets over London.

Ideally suited to a professional couple or family, the flat offers both style and practicality in a prime location.

Positioned on Westbourne Grove, the property sits among some of Notting Hill's finest architecture and most exclusive restaurants, including the renowned three-Michelin-star Core by Clare Smyth. Portobello Road is moments away, with its vibrant mix of bohemian boutiques, market stalls, cafés, and bars. Everyday essentials are easily found at Notting Hill Fish Shop, Sally Clarke's, and Daylesford Organic, while local favourites such as Granger & Co., Beam, Bodyism, and Psyche offer the perfect balance of brunch, wellness, and lifestyle.

Excellent transport links are close by, with Notting Hill Gate and Ladbroke Grove underground station are both 9 minutes away on foot, providing easy access to the rest



**WESTBOURNE GROVE**  
Gross Internal Area 1282 sq. ft / 119.12 sq. m  
CH = Ceiling Heights  
For identification purposes only.  
The position and size of doors, windows, appliances  
Bedroom and other features are approximate only.  
For illustrative purposes only - not to scale

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