

# INIGO



## *Portobello Road*

LONDON

£1,500,000 LEASEHOLD

This wonderful three-bedroom apartment lies on a coveted spot on the iconic Portobello Road in Notting Hill. Unfolding over three floors, it has recently undergone an extensive interior update by a revered local designer, who has used a considered palette of chalky colours to enhance the natural light that pours in from its floor-to-ceiling sash windows. The apartment also has a private west-facing terrace and is a five-minute walk from Ladbroke Grove tube station.

### *Setting the Scene*

Immortalised in music and film, Portobello Road has a rich tapestry of history and is home to many a blue plaque (George Orwell lived here in 1927). Originally the name of a lane leading to Portobello Farm, the road came into its current form in the late 19th century, when it was developed alongside the grand residential houses of Paddington and Notting Hill. For more information, please see the History section below.

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### *The Grand Tour*

A private entrance on the ground floor opens to stairs that lead to the main living spaces. The living room is characterised by high ceilings and two enormous sash windows that look out over vibrant Portobello Road and allow a huge amount of natural light to flood in. The walls are painted in 'Dry Earth' by Fenwick & Tilbrook, and the floors are solid parquet. An open brick fireplace forms a focal point, and built-in cabinetry is painted grey. Next door is the kitchen, where bespoke cabinetry is painted in 'Ladyholme' by Fenwick & Tilbrook. Another sash window has views over the quiet neighbouring gardens.

On the second floor, at the rear of the plan, is the large primary bedroom, which is bathed in light drawn in from both a window and Velux glazing in the open apex; a mezzanine level in this room creates storage space above the next door bathroom and gives access to the attic. The second bedroom adjacent is painted in 'French Grey' by Little Greene and has a built-in cupboard.

On the half-landing, between the ground and the first floor, is the third bedroom. Currently a guest bedroom, it could be configured as an office due to its separation from the main living spaces.

The bathroom is on the second floor and has a bath, a shower and Jack-and-Jill sinks. There is also a separate WC on this floor.

### *The Great Outdoors*

A terrace lies at the rear of the plan; a wonderfully quiet space, the area has been decked and is big enough for sun loungers or to fit a table for alfresco dining. West-facing, the terrace is perfect for the green-fingered and has space for potted plants and climbers to bask in the afternoon sun.

### *Out and About*

Portobello Road is revered for its antiques, markets and colourful houses. Set at the northern end of the road, the immediate area is perfect for food connoisseurs, with three Michelin-starred restaurants, Core by Clare Smyth, Ottolenghi, Taqueria and Chucs, all on the doorstep. Franklin's Wine, Sally Clarke Bakery and the Notting Hill Fish and Meat Shop are nearby.

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Members club Soho House has a branch on Portobello, alongside its Electric Diner and Electric Cinema (which has been operational since 1911). Portobello Road Market is one of the most famous street markets in the world, where it is possible to snap up everything from vintage clothes to antique furniture; the green spaces of Holland Park and Kensington Palace Gardens are both a short walk away.

The apartment is equidistant from White City and Queensway. White City is home to Westfield shopping centre, and Queensway is currently undergoing a £3bn development with the reintroduction of Whiteleys and a Six Senses hotel and spa underway.

Ladbroke Grove, Westbourne Park (Circle and Hammersmith & City lines), and Notting Hill Gate (Central Line) are all very close, meaning the apartment is wonderfully connected. The Westway provides an easy route out of the city by road, with Heathrow airport reachable within 40 minutes by car or train.

Tenure: Leasehold Underlying Lease Length: approx. 101 years remaining Service Charge: approx. £1,044 pa Ground Rent: approx. £100 pa Council Tax Band: E

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.