



6 Clydesdale Road

2 BEDROOM FLAT

GUIDE PRICE: £2,000,000

TENURE: LEASEHOLD, PLUS SHARE OF FREEHOLD

HOME FEATURES

We proudly presents an exceptional lateral apartment in the heart of Portobello, Notting Hill. Situated on the second floor of a beautiful Victorian house, this apartment boasts a triple aspect, meaning spaces are flooded with natural light. It also features a bedroom or office, which is located separately from the apartment.

Upon entry, a generously sized, well-lit hallway creates a striking welcome. This leads to the living area, which continues the grandeur with lofty 3-metre-high ceilings, wonderful sash framing leafy views, and a rare marble fireplace. In the kitchen, appliances are hidden by bespoke cabinetry; underfloor heating warms the apartment.

The principal suite is a luxurious oasis, with oversized headboards, a gallery-like dressing area, and a lavish en-suite bathroom. The family bathroom also features the highest-quality stone and a beautiful, deep bath. The second bedroom has bespoke wardrobes and a large sash window, while the third, which sits separately from the apartment, is a versatile space, currently used as an office. The apartment also features a cloakroom, and a central control system for lighting, heating and blinds.

Located in the heart of Portobello, just a short walk from Ladbroke Grove Station and Notting Hill Gate, Clydesdale Road is in the perfect position. Within a two-minute walk are the Electric Cinema, Soho Works, and some of West London's best restaurants. Westbourne Grove is also conveniently close by.

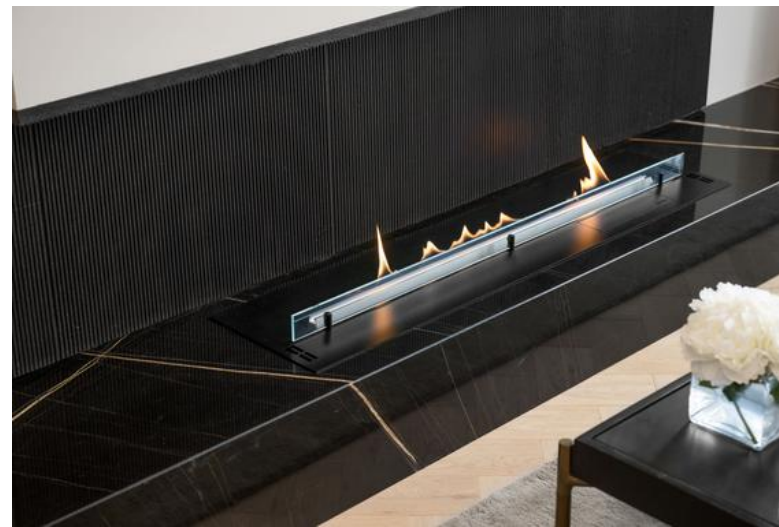
GENERAL FEATURES

- 2 Bedrooms
- Shower Room
- En Suite Bathroom
- Reception Room
- Kitchen
- Office

ENERGY EFFICIENCY
RATING

D





Terms and Conditions

Tenure: Leasehold, plus share of Freehold

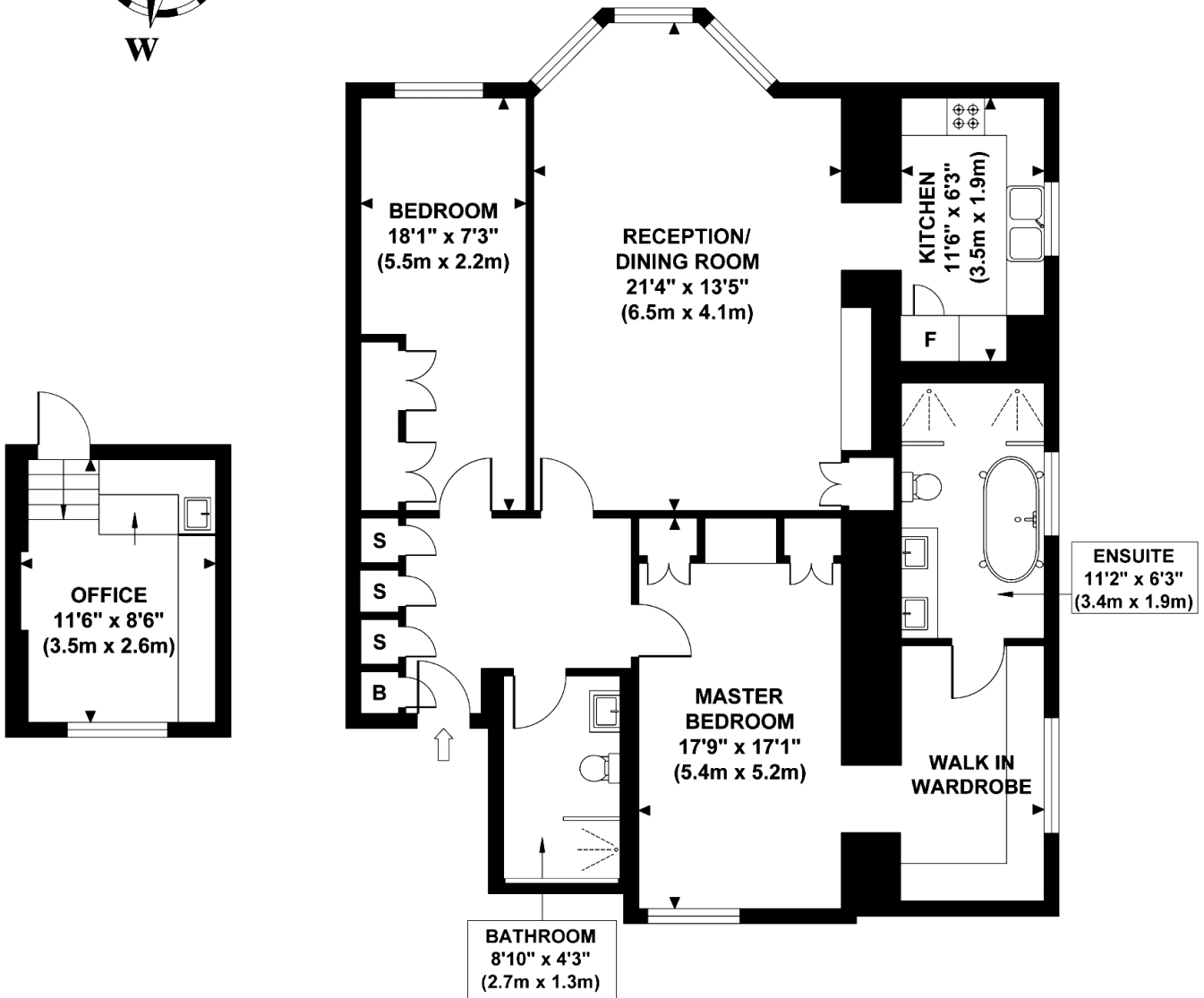
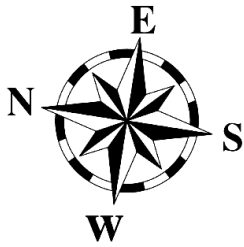
Price: £2,000,000 Subject To Contract

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

CLYDESDALE ROAD

Approximate Gross Internal Area
1197 sq ft / 111.20 sq m
(Including Office)



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1197 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		