



Treadgold Street,

London, W11 4BP.

£1,700,000



A rare opportunity to buy two flats nestled within one Victorian freehold building, meticulously maintained and in pristine condition throughout in this quiet corner of Notting Hill, W11.

The lower flat, a charming two-bedroom unit that offers an elegant blend of period charm and contemporary living. The front of the property provides the accommodation and comprises two generous double bedrooms and a stylishly appointed shower room. A spacious open-plan kitchen, dining, and reception area occupy the rear of the home with a small inner patio area providing extra light to the large entertaining space that seamlessly flows through bi-folding doors onto a private, meticulously maintained garden. This sun-drenched oasis enjoys sunlight from morning until dusk, creating the perfect setting for outdoor dining or relaxation.

The upper flat provides a naturally light-filled reception room that effortlessly extends onto a south-facing balcony, perfect for soaking in the sunshine. A separate, modern, and fully self-contained kitchen provides functionality and style, complemented by a well-appointed family bathroom. To the front of the property, a large reception room boasts impressive views down the street and offers the versatility to be used as a second bedroom or home office. On the second floor, you discover a generously proportioned bedroom with an abundance of built-in storage, bathed in natural light, and accompanied by a sophisticated ensuite bathroom for added comfort and privacy.



Ideally situated just to the west of Clarendon Cross within the sought-after Holland Park Avondale Conservation Area.

Treadgold Street benefits from being moments away from a wealth of local amenities, including the vibrant shops, cafes, and restaurants of Westfield London as well as Holland Park Avenue to the south and Ladbroke Grove and the iconic Portobello Market to the east.

The Kensington Leisure Centre is also just a stone's throw away.

For those seeking excellent transport links, both Latimer Road, Ladbroke Grove, and Holland Park Underground Stations are within easy reach, providing swift access to the city.

Council Tax band: TBD

Tenure: Freehold

- Investment Opportunity
- Westfield London close by
- Close to the tube
- Recently renovated









Treadgold Street, W11

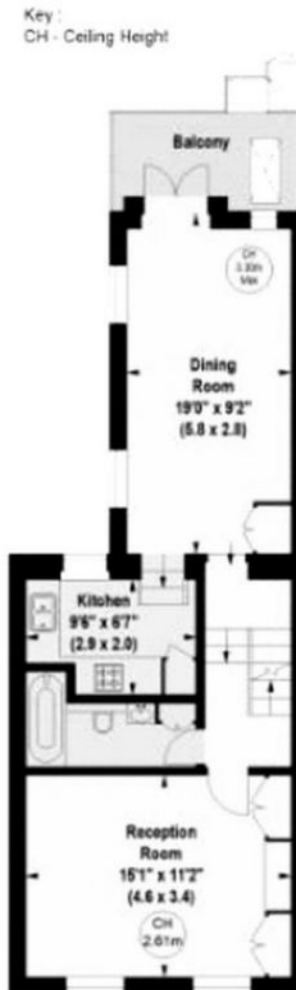
Approximate Gross Internal Area 1563 sq ft (145.2 sq m)

(Including Eaves Storage)

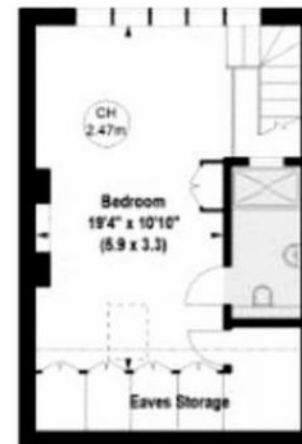
Eaves Storage 60 sq ft (5.6 sq m)



Ground Floor



First Floor



Second Floor

Key :
CH - Ceiling Height





Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

