

Leinster Square,
Notting Hill, W2

£4,750,000



Set within a refined, portered period building that has recently been refurbished, this impressive three-bedroom apartment seamlessly balances classic character with contemporary design. Perched on the third floor, it offers sweeping views over Leinster Square gardens below and is easily accessed via a spacious lift. Thoughtfully renovated, the home unfolds across a single level, with generous proportions, light-filled interiors, and beautifully curated features throughout.

A bright hallway makes a great first impression with its herringbone floors, leading into a welcoming reception room. Sunlight pours through large sash windows, illuminating the immaculate period features. Glass-fronted double doors open into the kitchen and dining space. Its spacious proportions are lit with natural light, creating an uplifting atmosphere. A marble-topped island forms the heart of the kitchen, with rows of integrated cabinets and Miele appliances.

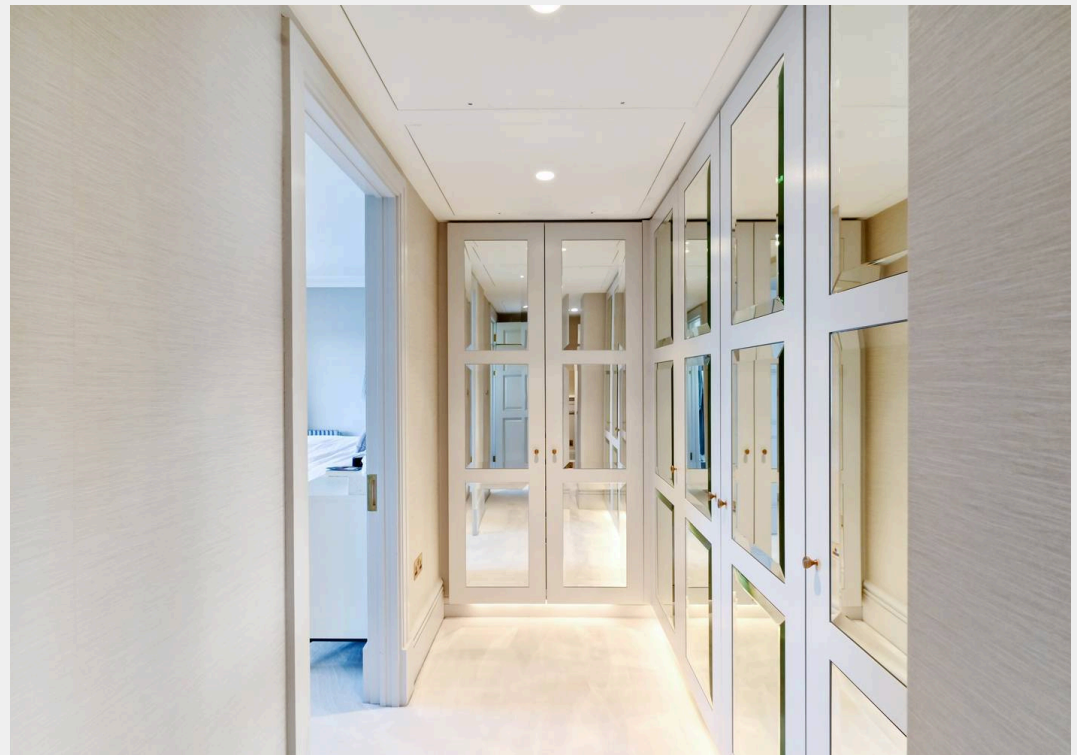
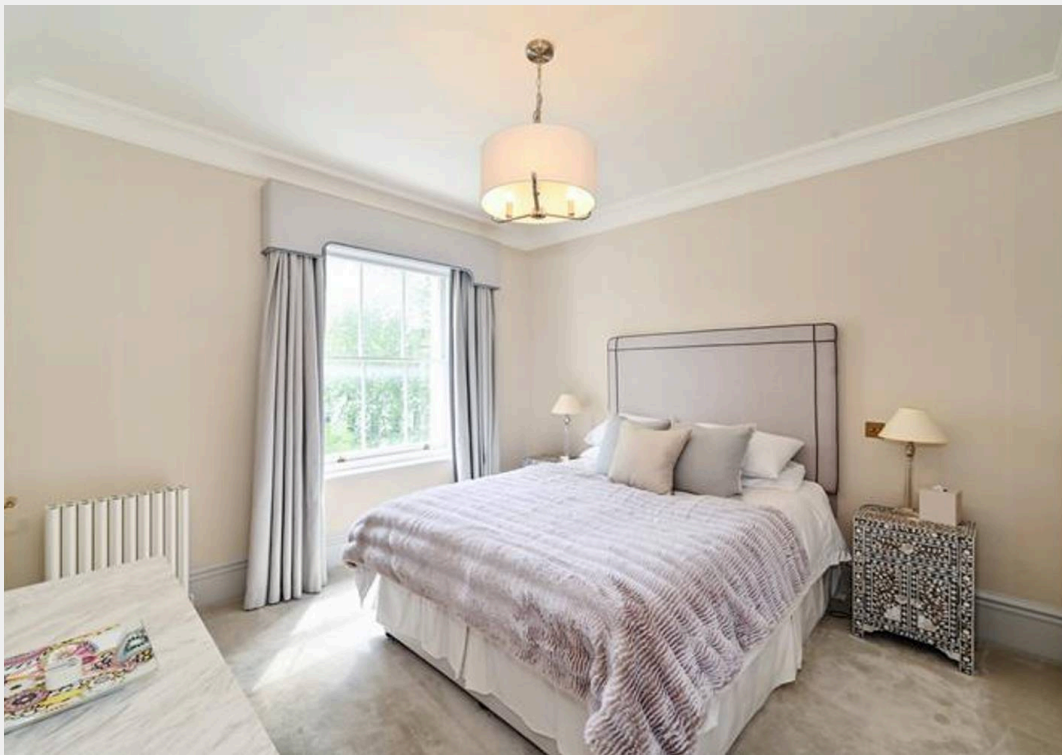
From the entrance hallway, head through a door to the principal bedroom suite. There's a dedicated dressing space, with floor-to-ceiling mirrored wardrobes. Continue through to the bedroom, finished with additional wardrobes in neutral tones that lend a calming feel. The ensuite bathroom is stylish, with marble floors, a dual sink and bathtub.

A guest bedroom suite is equally tranquil, with views across leafy communal gardens through the large sash window. Its ensuite bathroom has a playful feel with teal toned tiles that wrap around a rainfall shower. The third bedroom – currently arranged as a twin – offers versatility, easily adapted into a home office or studio. An additional shower room, finished with grey metro tiles, completes the home.

The apartment also benefits from access to Leinster Square's verdant communal gardens, filled with mature trees, flowerbeds and winding pathways.









Tucked away in a quiet pocket of Notting Hill, Leinster Square is a sought-after garden square characterised by its elegant white stucco-fronted terraces. Just moments from Westbourne Grove's boutique shops and restaurants, and a short stroll from the vibrant energy of Portobello Road, it offers a perfect balance of residential calm and cosmopolitan convenience.

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

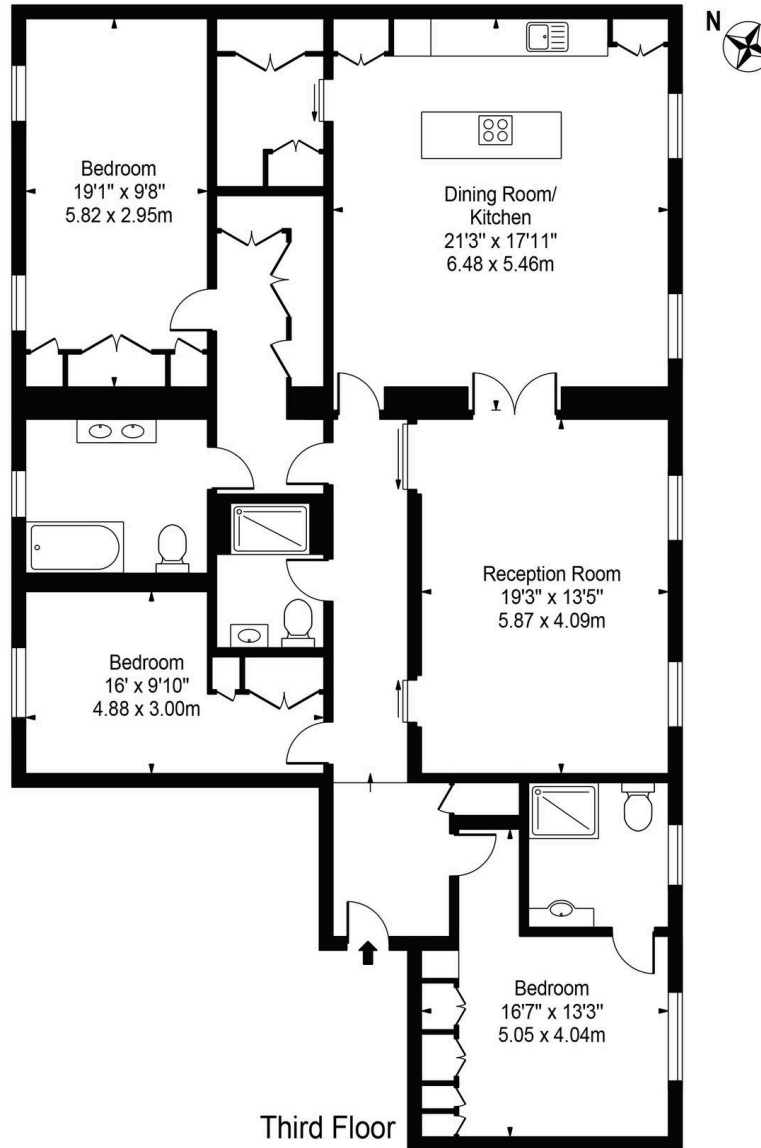
EPC Environmental Impact Rating:

- Elegant three-bedroom apartment in a refurbished period building overlooking Leinster Square gardens
- Bright, spacious interiors with classic features, modern kitchen, and high-end Miele appliances
- Principal bedroom with walk-in wardrobe and en-suite bathroom
- South-facing views over beautifully maintained communal gardens
- Equipped with comfort cooling for year-round climate control



Leinster Square

Approx. Gross Internal Area 1726 Sq Ft - 160.35 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Rigby & Marchant

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

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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