



RIGBY & MARCHANT

Swanleys, Notting Hill

A two double bedroom two bathroom split-level apartment with a balcony in a 1970's purpose-built building.

Redesigned throughout by local architects Black Factory Studio, with a modern aesthetic and modern conveniences having undergone a recent top to bottom renovation.



Swanleys, 45 Westbourne Park Road, Notting Hill, W2
Guide Price £775,000



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A two double bedroom two bathroom split-level apartment with a balcony. Redesigned throughout by Black Factory Studio with bespoke joinery and quality materials. Set on the second and third floors (with lift) of a well maintained 1970's purpose-built building. Located to the peaceful rear with views towards Durham Terrace and Alexander Street. The entrance hallway leads to the open plan living space with Granorte cork flooring. Spacious seating and dining areas open directly to the balcony. The fully integrated kitchen features smart appliances by Neff and Bosch, a Kettle boiling water tap, and island preparation area with a breakfast bar set into a bay window. Upstairs, there are plush Westex premium carpets throughout. The principal bedroom has custom built wardrobes and en suite shower room. Both bathrooms are finished in Mandarin Stone porcelain tiles with underfloor heating and served by an MEV extract ventilation system. The second double bedroom opens to a small balcony. The second bathroom includes space for a stacked washer and dryer.

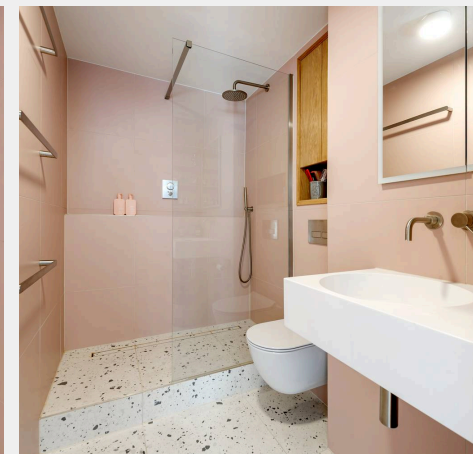
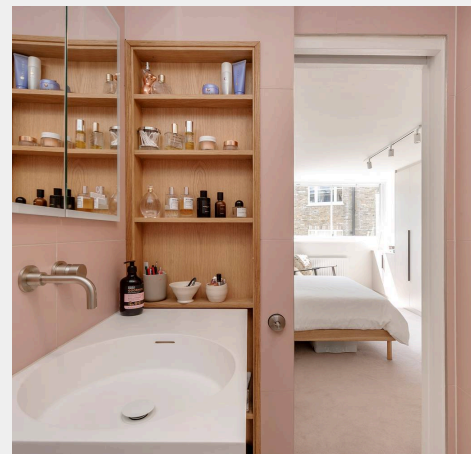
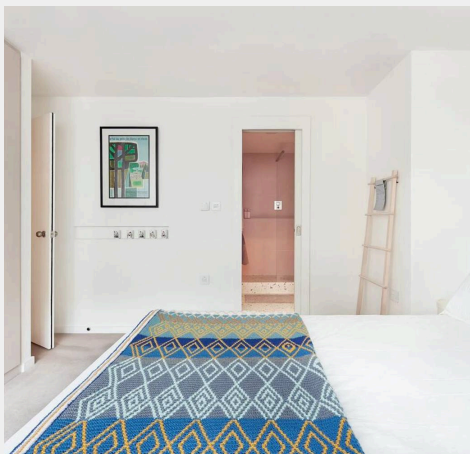
Service Charge: Estimated for 26/27 £4164.48 (£347.04/month) including heating and hot water.

Council Tax band: E

Tenure: Leasehold (expires 17/12/2196)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







Swanleys is located towards the leafy eastern end of Westbourne Park Road close to St Stephen's Church. A short walk to Royal Oak station, Westbourne Grove, The Cow, and The Whiteley with its Third Space gym and Six Senses spa. Many of Notting Hill's most popular restaurants and boutique shops are focused around nearby Westbourne Grove and Portobello Road. Further transport options at Queensway, Bayswater and Paddington (Elizabeth Line and Heathrow Express). The vast open areas of Kensington Gardens and Hyde Park are also within easy reach.

Redesigned throughout by Black Factory Studio
Split level apartment within 1970's purpose-built building

Open plan spacious kitchen living with direct access to the balcony

Smart appliances by Neff and Bosch, Kettle filtered hot water tap

Mandarin Stone porcelain tiles and underfloor heating to both bathrooms

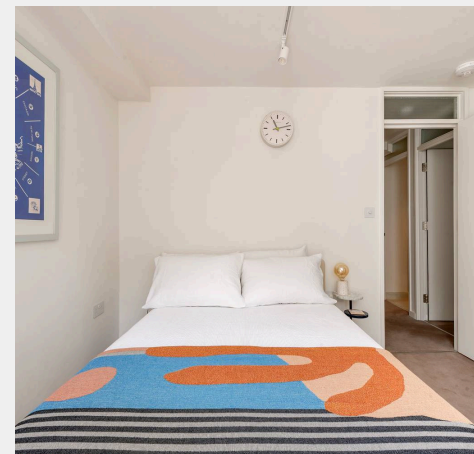
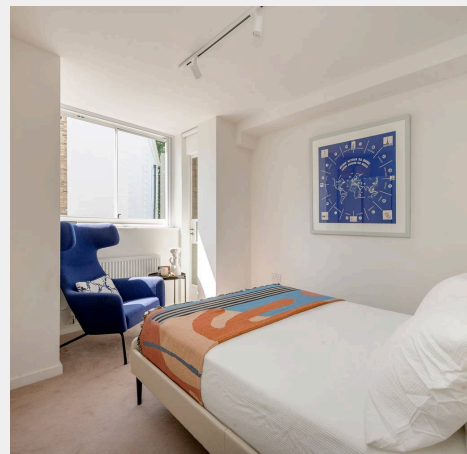
Custom built wardrobes, Westex premium carpets, Granorte cork flooring

Two double bedrooms (principal with en suite) and second bathroom

Upper floors (with lift) quietly positioned to the peaceful rear

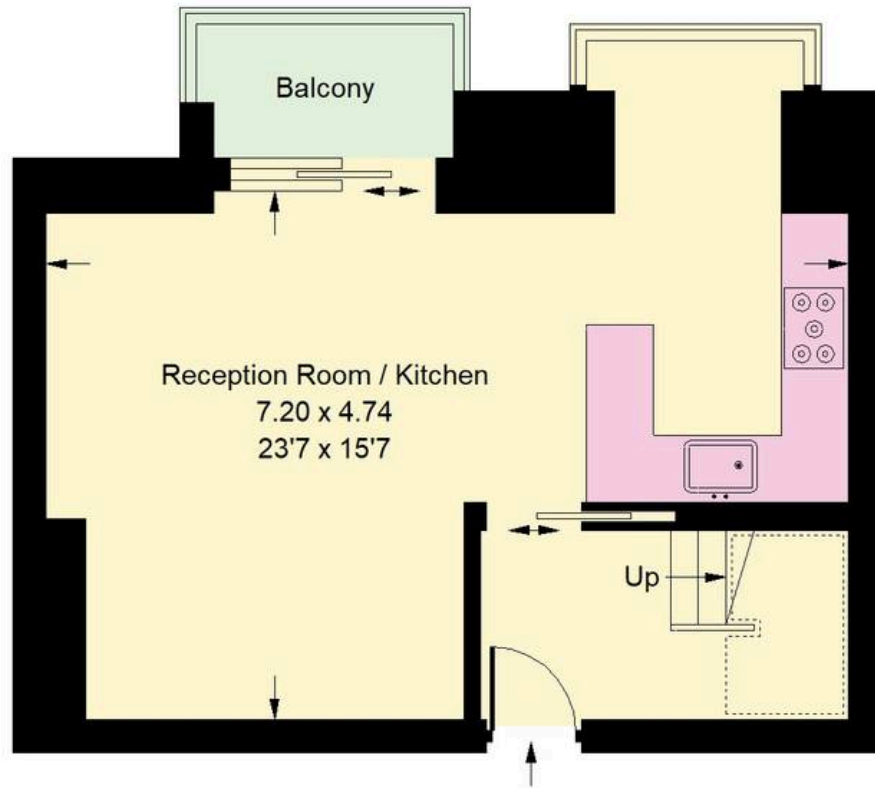
South facing with excellent natural light to all rooms

Brick and concrete construction, well insulated from neighbour noise

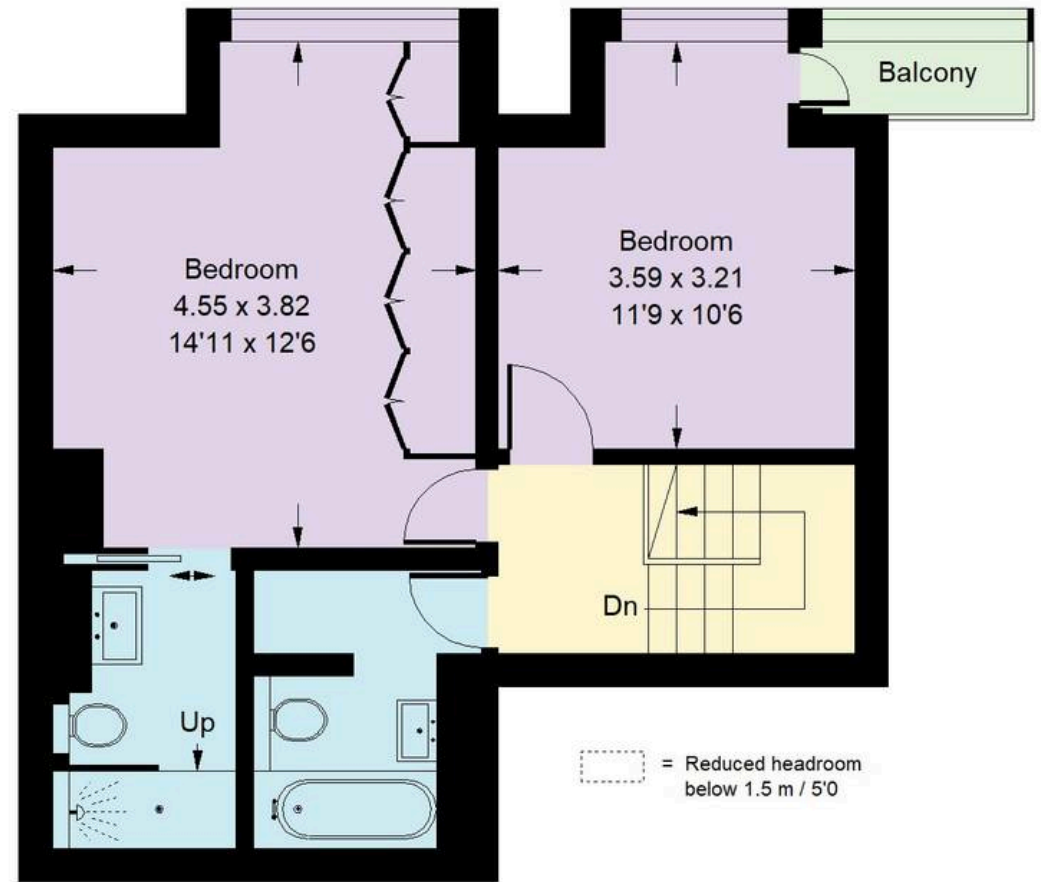


Swanleys, W2

Approx Gross Internal Area
78 sq m / 840 sq ft



Second Floor



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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