



Monmouth Road, Notting Hill
£1,750,000

RIGBY &
MARCHANT



Occupying the upper floors of an elegant period building on one of Bayswater's most attractive residential streets, this beautifully presented two-bedroom duplex has been thoughtfully refurbished to create a bright and contemporary home with excellent proportions throughout.

The impressive reception room provides generous living and dining space, with three large sash windows flooding the room with natural light. Bespoke cabinetry, a feature fireplace and oak flooring create an inviting atmosphere, while the separate contemporary kitchen is finished with sleek cabinetry and integrated appliances.

Upstairs, the principal bedroom benefits from bespoke wardrobes and a stylish en suite shower room. A second double bedroom with vaulted ceilings and exposed beams is served by a beautifully appointed family bathroom. A naturally bright landing, illuminated by rooflights, offers an ideal space for home working.

Finished to an exceptional standard throughout, the apartment blends period character with modern design and is ready for immediate occupation.



Council Tax band: TBD
Tenure: Share of Freehold

- Stunning 2 bed, 2 bath duplex
- Central Notting Hill location
- Share of freehold
- First floor reception room with high ceilings

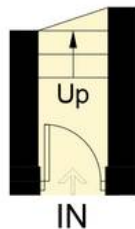


Monmouth Road, W2

Approximate Area = 98.7 sq m / 1062 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

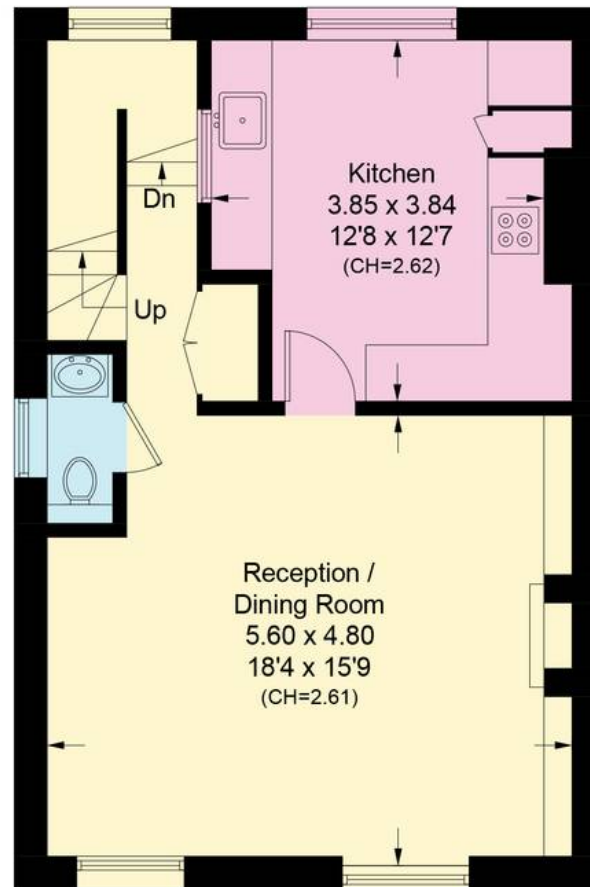


[] = Reduced head height below 1.5m



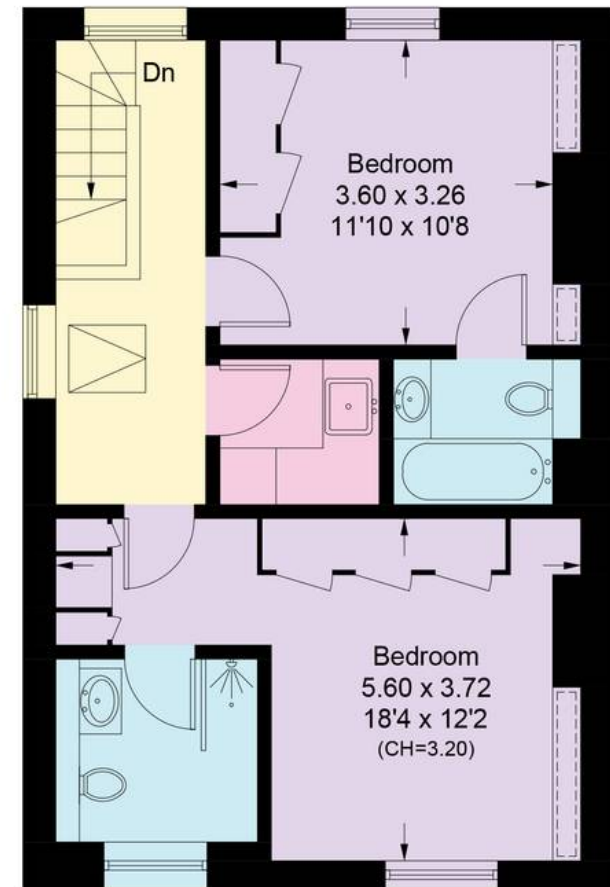
Raised Ground Floor

Approximate Area = 1.3 sq m / 14 sq ft



First Floor

Approximate Area = 48.8 sq m / 525 sq ft



Second Floor

Approximate Area = 48.6 sq m / 523 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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