



RIGBY & MARCHANT

Swanleys, Notting Hill

A stunning bright two double bedroom two bathroom split level apartment with a terrace in a purpose built building. With a very modern aesthetic having undergone a recent top to bottom refurbishment.



Swanleys, 45 Westbourne Park Road, Notting Hill, W2

Guide Price £775,000

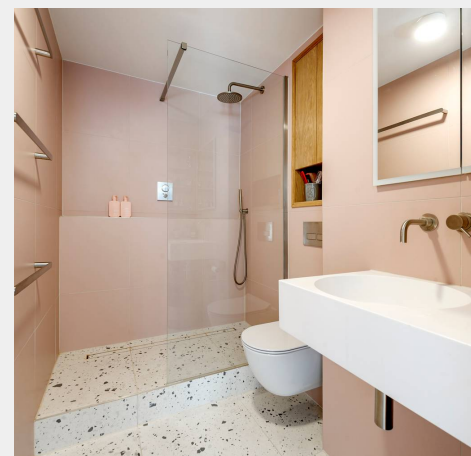
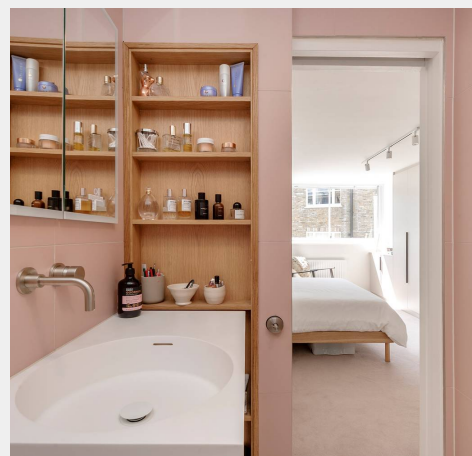


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A stunning two double bedroom two bathroom split level apartment with a terrace. Enjoying excellent natural light with large south facing windows to all rooms. Set on the second and third floors (with a lift) of a well maintained purpose built building. Located to the quieter rear of the building with views towards Durham Terrace and Alexander Street. Presented with a very modern aesthetic having undergone a recent meticulous top to bottom design led refurbishment. The entrance hallway providing storage leads to the open plan living space. With spacious seating and dining areas opening directly to the terrace with space for table and chairs. There is a sleek contemporary fully integrated kitchen with large island style preparation area. Adjacent to a breakfast bar sunken into a bay window. Upstairs the principal bedroom has large built-in wardrobes and en suite shower room. There is a second double bedroom with access to a small terrace. A second bathroom has been created with space for a stacker system for a washer and dryer.







Swanleys is located towards the leafy eastern end of Westbourne Park Road close to St Stephens Church. A short walk from many of Notting Hill's most popular restaurants and boutique shops largely focused around Westbourne Grove and Portobello Road. The closest tube station is Royal Oak but there are also options at Queensway, Bayswater and Paddington (Elizabeth Line and Heathrow Express). The vast open areas of Kensington Garden and Hyde Park are also within easy reach.

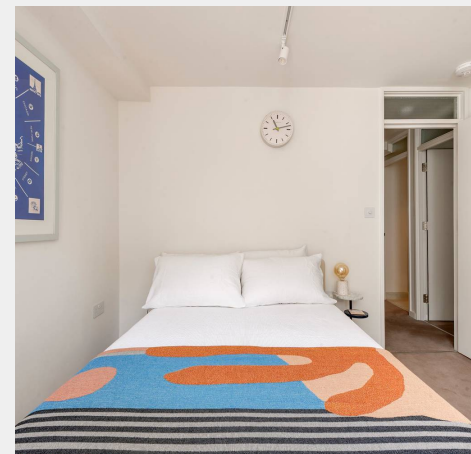
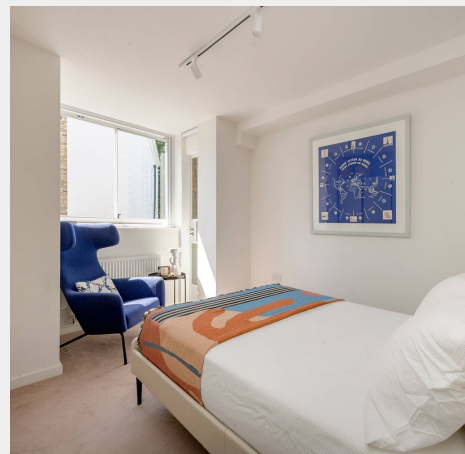
Council Tax band: E

Tenure: Leasehold (expires 17/12/2196)

EPC Energy Efficiency Rating: C

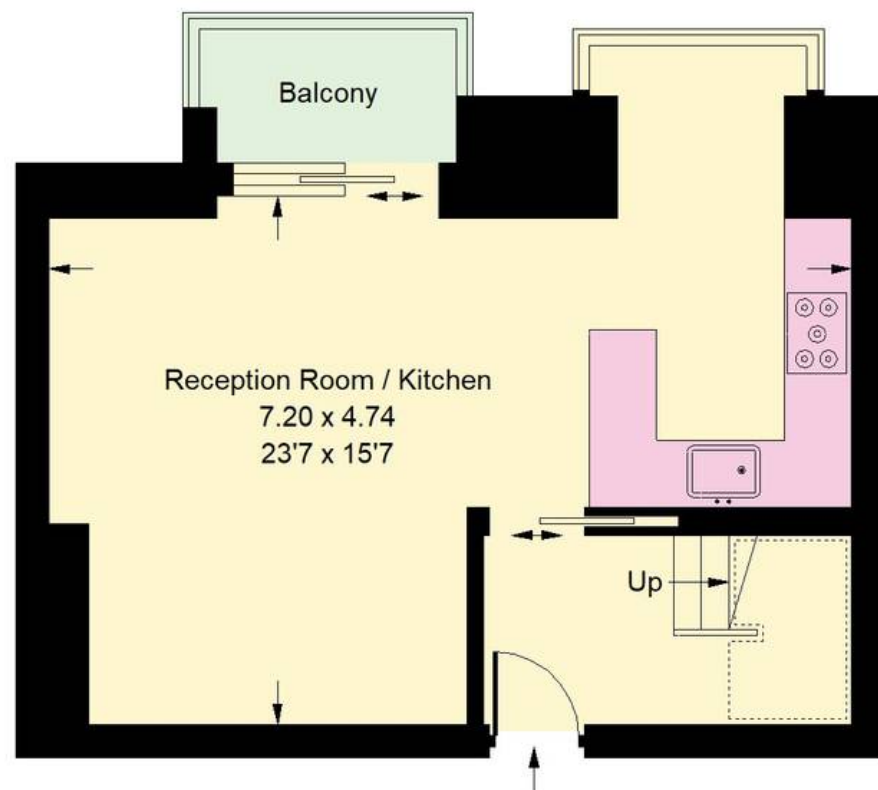
EPC Environmental Impact Rating: B

- Meticulous top to bottom design-led recent refurbishment
- Split level apartment within purpose built building
- Open plan spacious kitchen living with direct access to the terrace
- Two double bedrooms (principal with en suite) and second bathroom
- Upper floors (with lift) quietly positioned to the rear of the building
- Excellent natural light with large south facing windows

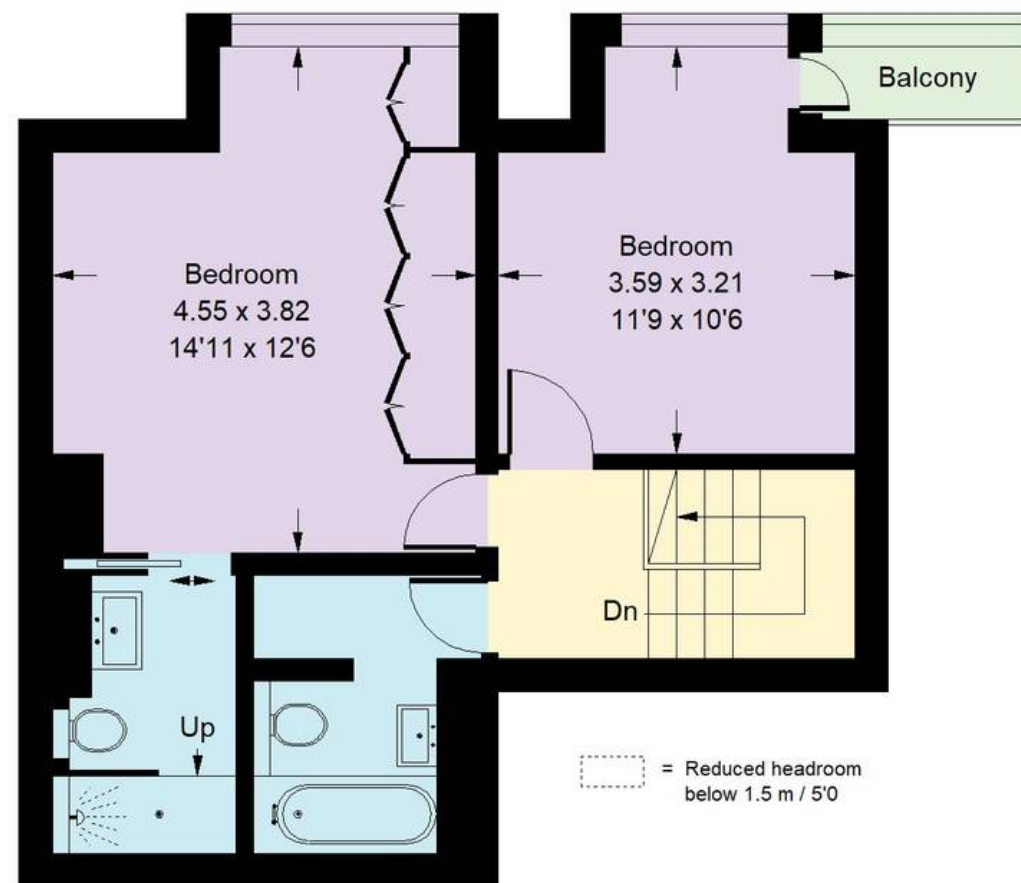


Swanleys, W2

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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