

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.



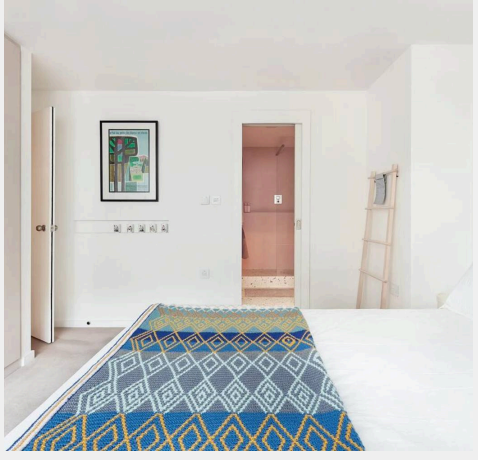
Swanleys, 45 Westbourne Park Road, Notting Hill, W2

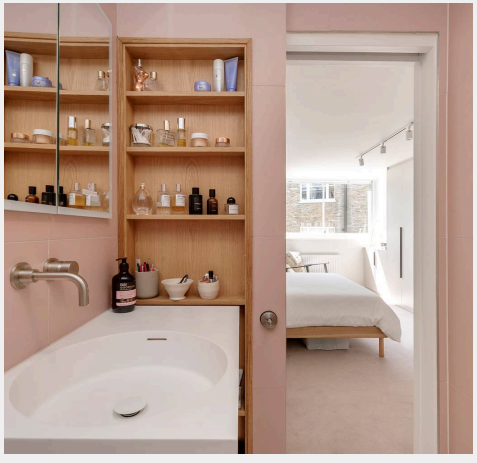
Guide Price £775,000

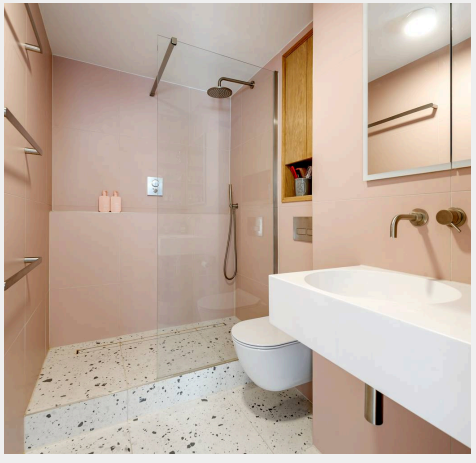


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Presented in turnkey condition following a full renovation by Black Factory Studio, completed in 2024 — including a complete rewire and replumbing throughout. A two double bedroom, two bathroom split-level apartment with a balcony, set on the second and third floors of a well maintained 1970's purpose-built building, with a lift. Located to the peaceful rear, with views towards Durham Terrace and Alexander Street.

The entrance hallway leads into an open plan living space finished in Granorte cork flooring, with seating and dining areas opening directly onto the balcony. The kitchen is fully integrated, with an island and a bespoke breakfast bar set into a bay window.

Upstairs, the principal bedroom has custom built wardrobes and an en suite bathroom. Both bathrooms feature bespoke joinery and are finished in Mandarin Stone porcelain tiles with underfloor heating. The second double bedroom completes the upper floor, along with a second bathroom with space for a stacked washer and dryer.

Externally there is a south facing balcony terrace with space for a table and chairs.

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

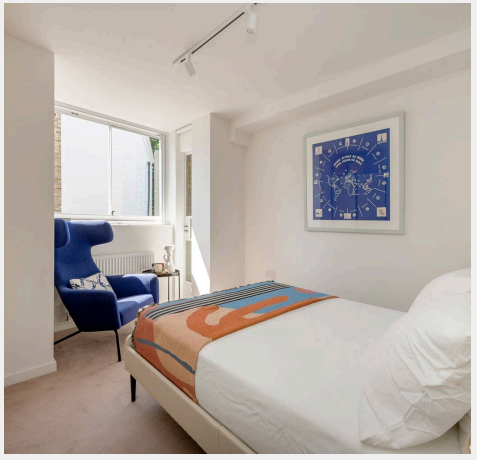




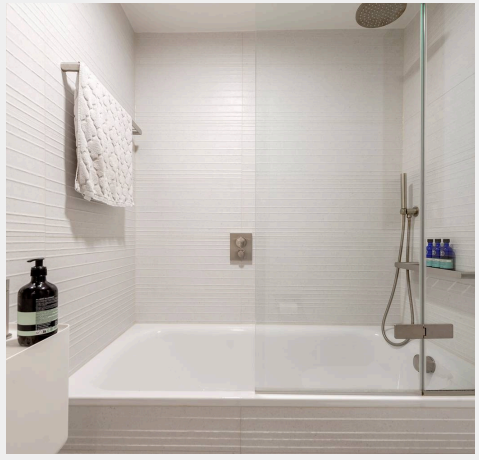
Swanleys is located towards the leafy eastern end of Westbourne Park Road close to St Stephen's Church. A short walk to Royal Oak station, Westbourne Grove, The Cow, and The Whiteley with its Third Space gym and Six Senses spa. Many of Notting Hill's most popular restaurants and boutique shops are focused 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.

- Architect-led renovation throughout by Black Factory Studio, including full rewire and replumbing
- Turnkey condition, renovated 2024
- Split level apartment within 1970's purpose-built building
- Open plan living with direct access to the balcony
- Fully integrated kitchen with island and bespoke breakfast bar
- Bespoke joinery to both bathrooms, finished in Mandarin Stone porcelain tiles with underfloor heating
- Custom built wardrobes, 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 throughout



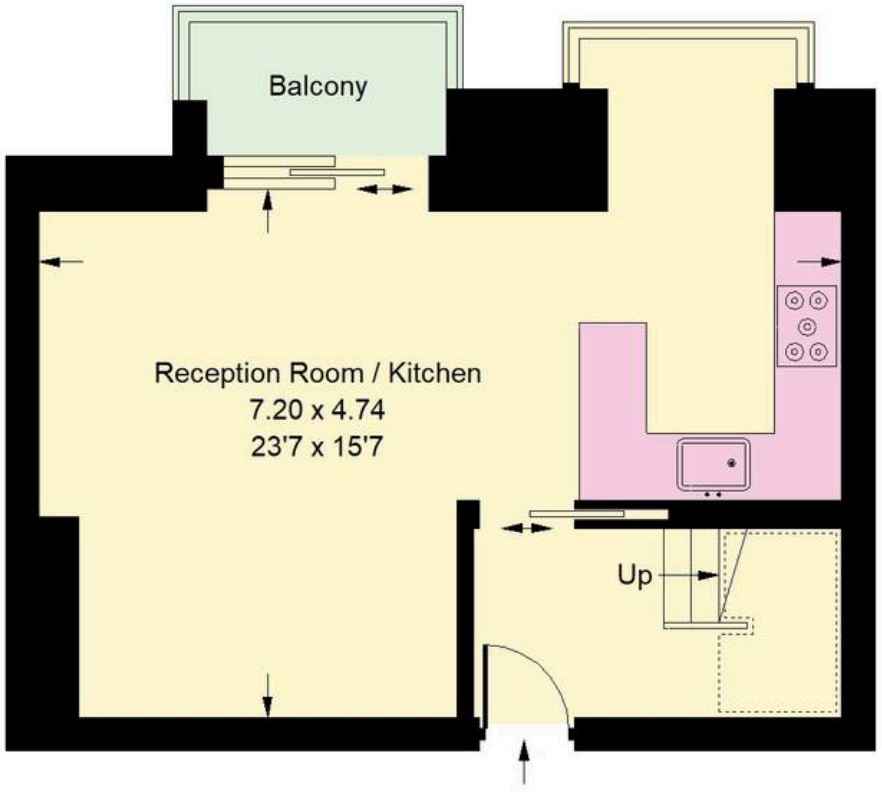




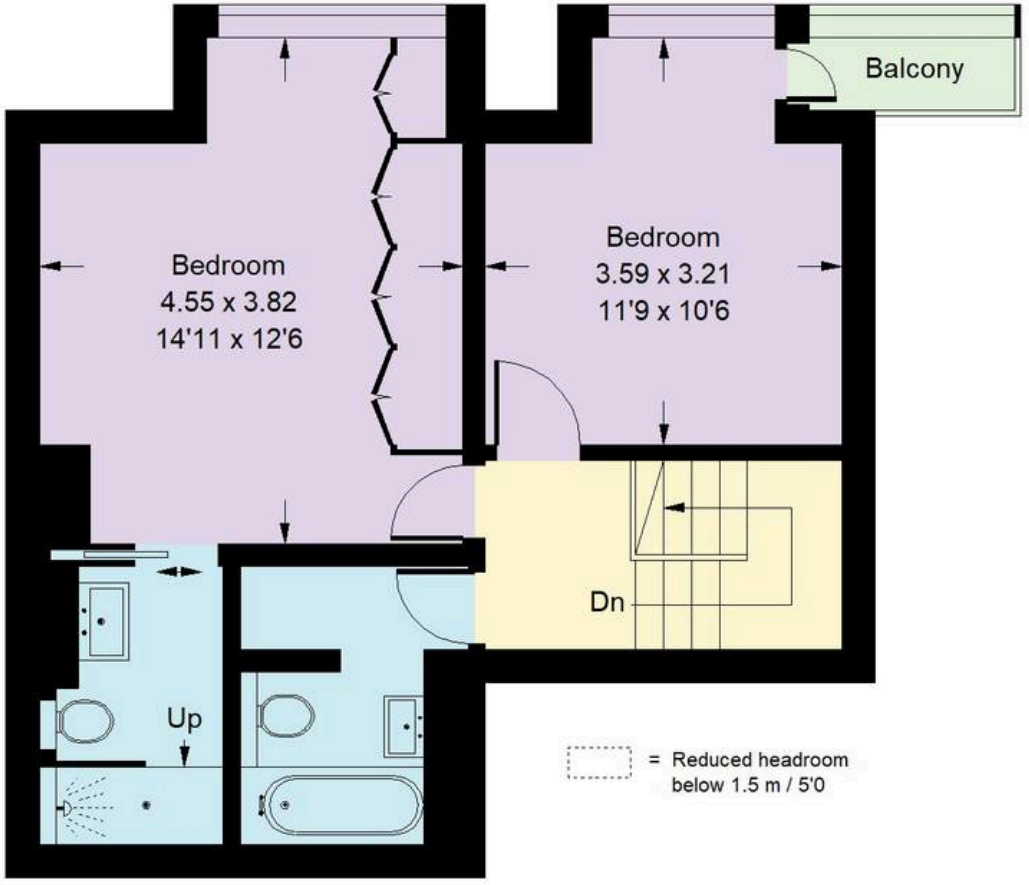


Swanleys, W2

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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