

# Prince Edward Mansions

---

Notting Hill W2

The archetypal London flat – good proportions, good looks, good address. It's all good.



- Reception room
- Kitchen
- Master bedroom suite
- One further double bedroom
- One further bathroom
- Storage unit
- Porter
- 1,216 sq ft/ 113 sq m
- City of Westminster
- Share of Freehold
- Guide Price £1.75 million

A lateral ground floor flat in one of those blocks that London does best – purpose built Mansion block, with high ceilings, big rooms, inviting common parts and a porter. One wonders why modern architects struggle to get it this right. This is the sort of place from which Richard Hannay set forth on his adventures, and would make a perfect bachelor flat or even a pied a terre for the committed traveller while still ticking the boxes for a couple as well.

Definitely in need of a little love, purists would retain the original features and flash up the kitchen and bathrooms, while others might get more carried away and move things around. Broadly speaking, the potential for a lifetime in a very comfortable flat in a great part of town. You can't sniff at that.



TOP Common Parts  
BOTTOM Landing

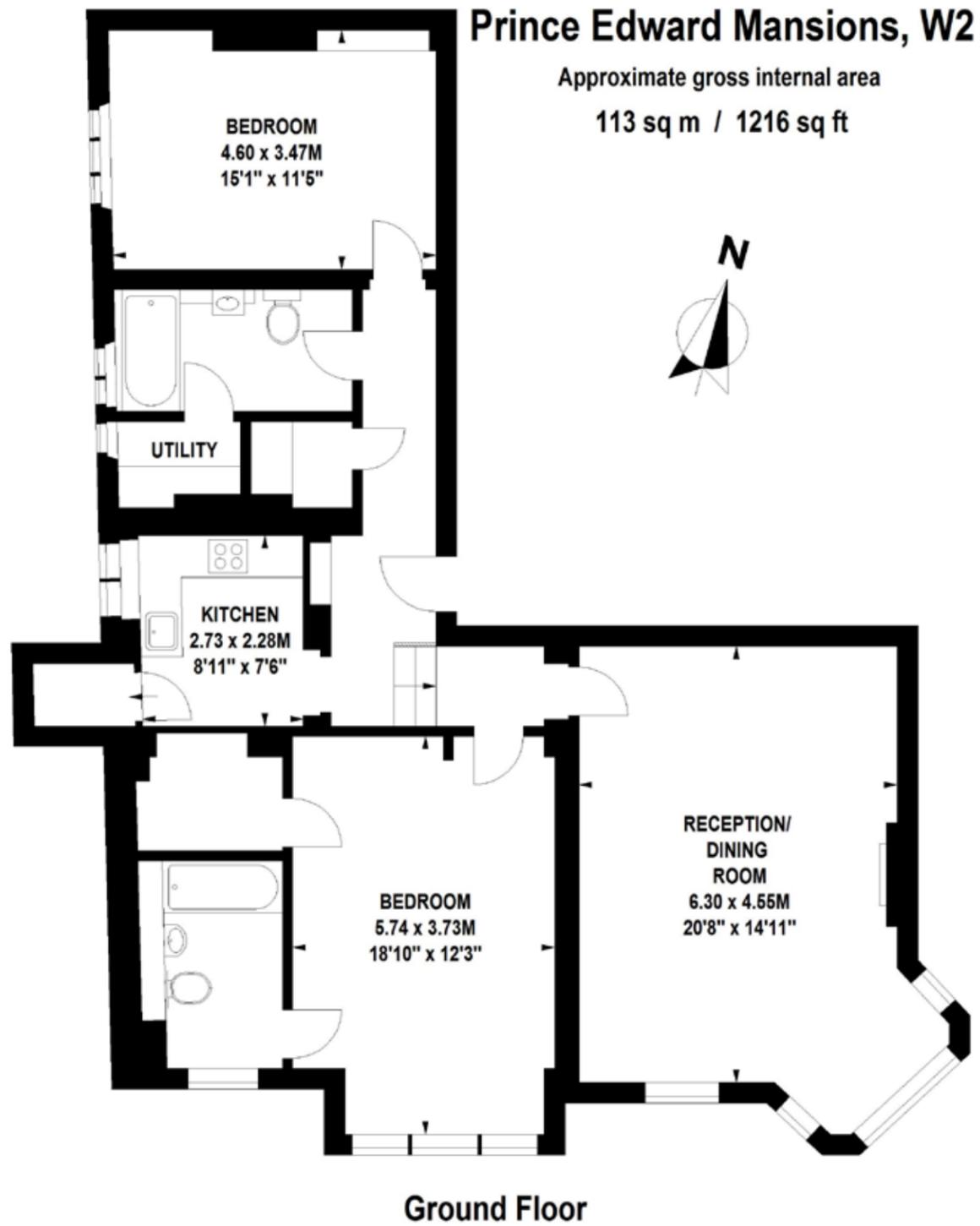
Moscow Road runs parallel to the Bayswater Road, from the edge of Notting Hill at Pembridge Gardens to Queensway which is having what can only be described as a moment: remembered by 20th century children for its ice-rink, the first time they ever had chinese food, and the 32 flavours of Dayville, you can still skate, the restaurants are still considered to be reliably good, and suddenly it's all cool. The nearest Tube is Notting Hill Gate (Central, District and Circle) and M4/M40 corridor with its access to Heathrow and the West Country is close by.



PHOTO Reception Room



Approx gross internal floor area 113 sq m / 1,216 sq ft



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Crayson and no guarantee as to their operating ability or their efficiency can be given.*