



# VILLAGE

ENGLAND

NOTTING HILL

W11 1EF



**305-317 WESTBOURNE PARK ROAD & KENSINGTON PARK ROAD**

Exciting New Retail Parade in Notting Hill by Euroterra Capital



WELCOME TO  
**COOL VILLAGE**

WESTBOURNE PARK ROAD & KENSINGTON PARK ROAD

NESTLED  
IN THE HEART OF  
NOTTING HILL

Portobello Road is hailed as one of London's busiest, sought after and diverse locations in London.

The project is located on **Westbourne Park Road** on the corner of Portobello Road leading to **Kensington Park Road**. It will be a number of units available to rent for Restaurants, Cafes, Butchers, Bakers and other neighbourhood occupiers.



280 Westbourne Park Road  
Blue Door



Computer generated image is indicative only.



305-317 Westbourne Park Road & Kensington Park Road  
Notting Hill, London W11 1EH



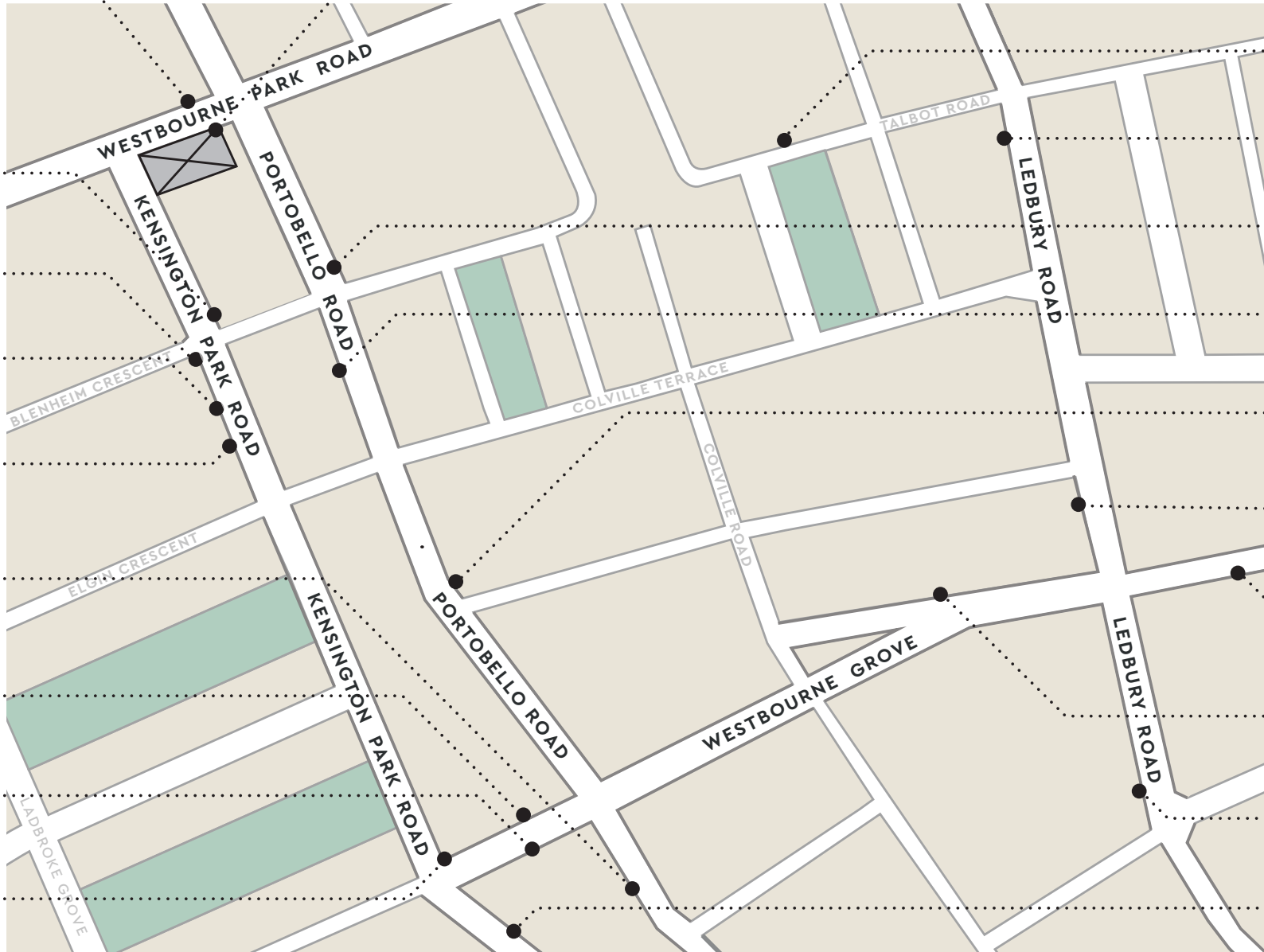
Portobello Road & Westbourne Park Road

∞  
VILLAGE



Blue Door  
**Notting Hill**

305-317  
WESTBOURNE PARK ROAD  
& KENSINGTON PARK ROAD



MEDITERRANEO

*Osteria Basilico*



**SUNSPEL**  
ENGLAND 1860



NOTTING HILL  
**FISH + MEAT**

*Paul Smith*

THE TABERNACLE

THE LEDBURY

THE DISTILLERY



GAIL'S



GRANGER  
& Co.

202  
Westbourne Grove



CORE

Beach Blanket Babylon



Core By Clare Smyth



The Ledbury



Mediterraneo



Gold



Electric Cinema



The Biscuiteers



Ottolenghi



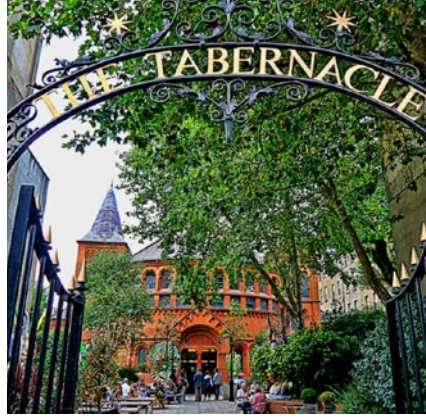
Notting Hill Fish + Meat



202 Westbourne Grove



The Tabernacle



Osteria Basilico





- The units will be handed over in shell and core condition with new shopfronts and provision for outdoor seating.

- The area is steeped in culture with a diverse array and abundance of restaurants, cafes, grocers, delis, bakers and bars as well as the world famous **Portobello Market**.

305-317

## AREA SCHEDULE

APPROX.  
GROSS INTERNAL  
AREAS

The current property consist of a number of buildings, we are able to combine all or some of them to create the required size for interested parties.



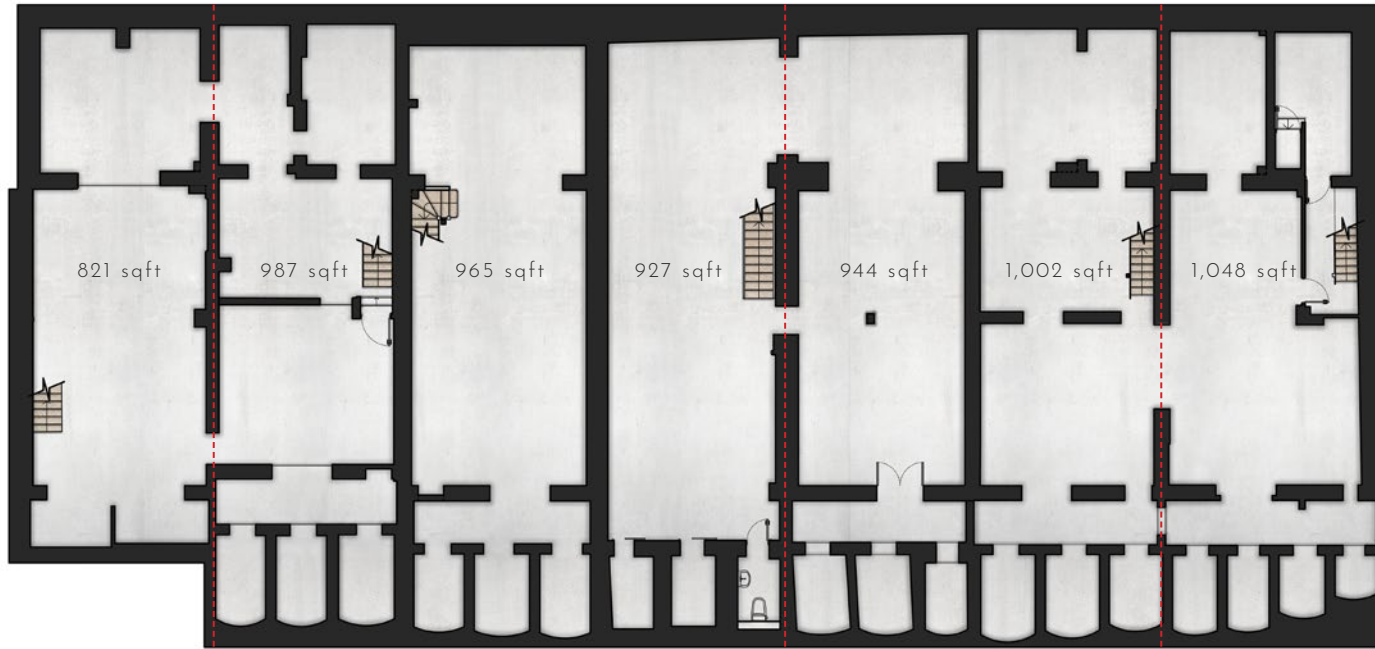
Computer generated image is indicative only.



\* It is possible to combine all or some of the units to create the required size for interested parties.

	<b>305</b>		<b>307</b>		<b>309</b>		<b>311</b>		<b>313</b>		<b>315</b>		<b>317</b>		<b>TOTAL</b>	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
LOWER GROUND	76.30	821	91.70	987	89.69	965	86.17	927	87.69	944	93.08	1002	97.38	1048	<b>622.01</b>	<b>6,694</b>
GROUND FLOOR	65.72	707	63.39	682	66.71	718	64.39	693	63.83	687	63.46	683	76.63	825	<b>464.13</b>	<b>4,995</b>
<b>TOTAL</b>	<b>142.02</b>	<b>1528</b>	<b>155.09</b>	<b>1669</b>	<b>156.40</b>	<b>1683</b>	<b>150.56</b>	<b>1620</b>	<b>151.52</b>	<b>1631</b>	<b>156.54</b>	<b>1685</b>	<b>174.01</b>	<b>1873</b>	<b>1,086.14</b>	<b>11,689</b>

LOWER GROUND



GROUND FLOOR



TOTAL

1,528 sqft

1,669 sqft

1,683 sqft

1,620 sqft

1,631 sqft

1,685 sqft

1,873 sqft

KENSINGTON PARK ROAD

WESTBOURNE PARK ROAD

305

307

309

311

313

315

317



COOL  
VILLAGE

ENGLAND

NOTTING HILL

CONTACTS

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