

LONDON

BUYING A HOME IN NOTTING HILL



youhome
PROPERTY EXPERTS

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INTRO



Welcome to YOUhome's latest Notting Hill property guide.

As a well-established Notting Hill Estate Agents, we offer outstanding property research, data and insights into the area. This research resource has been created for International and American home buyers looking to move to London and buy a house in Notting Hill.

In this brochure, we endeavour to answer your most frequently asked questions relating to the purchase of Notting Hill homes in one of London's top prime real estate areas.

NOTTING HILL

Why Choose & Move to Notting Hill?

Notting Hill is one of London's most popular places to live and frequent, offering a vibrant lifestyle, steeped in history, the arts and culture.

The Notting Hill area of West London is situated within the prestigious Royal Borough of Kensington and Chelsea.

Easy accessibility, a world reputation immortalised in film, and a strong local community combine to draw international home buyers to the area year after year.

From the pastel-coloured houses of Notting Hill to the verdant private communal gardens, the area blends quintessential British charm with a sophisticated, cosmopolitan vibrancy.



PROPERTY

NOTTING HILL PROPERTY MARKET OVERVIEW

WWW.MYPROPERTYMARKET.CO.UK

YOUhome provides international clients with one of London's best and most relevant local property market research and information platforms.

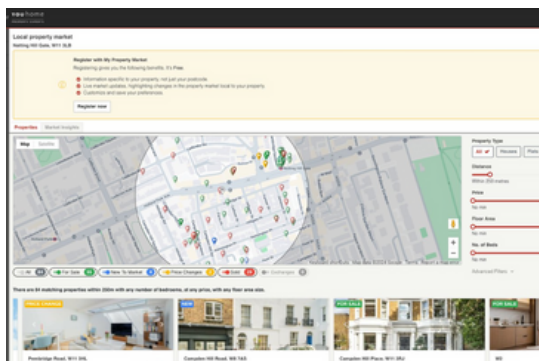
www.mypropertymarket.co.uk

Providing integrated property data online, and accessible from anywhere in the world, users can research the Notting Hill home market and find:

- Notting Hill house prices
- Current properties for sale in Notting Hill
- New properties to the market (last 14 days)
- Price changes to homes in Notting Hill
- Sold properties in Notting Hill

[View Demo here](#)

Register for free, to customise & save your preferences.



SEARCH

01

Is Notting Hill an expensive area to live in?

Average London house prices show that the Notting Hill is at the top end of the wider London property market, Total average house prices are circa. £1.8million, with best in class detached houses in great condition achieving over £4,500 psf.

Most properties sold in Notting Hill during the last year (2024) were flats, selling for an average price of £1.1 million. Terraced houses sold for an average of £2.5 million, with semi-detached properties fetching £9.9 million plus.

02

How can I access off-market property opportunities?

Most home buyers begin their search for properties via Notting Hill estate agents. However, accessing 'off-market' private high-end luxury London homes for sale in Notting Hill can yield rewarding results. Buyers will find exclusive homes by instructing a dedicated search agent. These agents are able to find and recommend outstanding properties for sale not on the open market today.

Based on current local market activities, competition for the most desirable prime London homes is strong. This demand is driven by major US corporates investing in flagship London offices which in turn generates employee demand for homes. The banking, tech and media sectors are key drivers.

WHY NOTTING HILL?

✦ Inspiring Architecture – Notting Hill is home to London's most spectacular heritage architecture. Georgian, Italianate and Renaissance period homes co-exist with modern homes harmoniously today.

✦ Excellent English Schools – Notting Hill is home to some of London's best pre-prep and prep schools, private and state, ensuring London's world-class education is close to home.

✦ Green Outdoor Spaces – From Kensington Gardens to Holland Park, there's no shortage of wide-open spaces for children to play, dogs to roam free, and families to congregate at the weekends.

✦ Rich Culture & History – A neighbourhood with an artistic musical soul, known for the iconic Notting Hill Carnival, Portobello Markets, and an iconic history retold in film.

✦ Boutique Shopping – London's top designer stores, artisan independents and antique shops are all located in the neighbourhood including Westbourne Grove.

✦ Culinary Diversity – From simply the best street cafes to diverse world restaurants, foodies love the local dining scene.

✦ Expat Community Vibe – Notting Hill is known for its welcoming neighbours, making it open to building local friendships and quickly feel at home. There are many vibrant Expat forums and groups in London.

✦ Weekend Markets – Stroll through Portobello Road Market every weekend for fresh produce, vintage fashion, artisan finds and the best street food.

✦ Proximity to Central London – Quick, easy access to the city on local tubes and buses means professionals can commute to the city, whilst living in a family-friendly residential area.

EDUCATION

TOP LONDON SCHOOLS IN THE AREA

London's internationally renowned school education system is a primary draw for US and international residents. London's private education system offers both co-educated (boys and girls) and single sex education options.

The American School in London is a strong choice for international families relocating to the UK. Schools in the wider area are highly desirable too. Some popular examples:

- Kensington & South Kensington: Thomas's, Glendower, Queen's Gate
- Brook Green: St. Paul's Girls
- Hammersmith: Godolphin & Latymer and Latymer Upper

All private schools are highly sought after with places offered on a selective basis. International families often seek the assistance of a London education consultant to guide the application, offer and acceptance process.



GUIDANCE

LEGAL AND FINANCIAL SERVICES FOR PROPERTY PURCHASERS

Whilst searching for a home in Notting Hill, International buyers will need to consider the following important areas which impact the buying process:

- Visas & residency in the UK
- Financing & British mortgage applications
- Currency exchange rates
- UK Taxes: UK property taxes and UK income taxes
- Investment potential & market outlook

International clients buying a home in London will also need additional resources including solicitors, surveyors and financial advisors.

YOUhome collaborates with a trusted group of partners across all these services. Ask us for more details.



Notting Hill, London
[View current properties for sale
with YOUhome here.](#)

MEET OUR TEAM



LAURENCE LAI

Chief Operating Officer & Sales Director

Laurence is a well-respected and well-known property industry professional, having spent over 30 years selling prime London homes in central London's golden postcodes including Notting Hill.

As a long established Notting Hill specialist, he has had the privilege of guiding many international clients through the buying process - from discreetly sourcing off market gems, to managing competitive bids into a successful purchase.

In addition to making full use of our resources above, YOUHome can guide and advise you on your buying journey. We invite you to contact us now. Choosing the right agent is your competitive advantage.



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LET'S GET IN TOUCH

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PROPERTY EXPERTS

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