

RUSSELL SIMPSON

Graceful four-bedroom house with light-filled, elegant interiors and a south-facing garden

ARTESIAN ROAD
BAYSWATER W2



Artesian Road
Bayswater W2

£4,350,000

BEDROOMS 4	INTERNAL 2,476 SQ FT 230 SQ M	OUTDOOR 903 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC C	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	



The Property

Newly refurbished family home on a quiet and popular street close to Westbourne Grove

Entering the house on the raised ground floor, the front hall leads into the front reception room. Double doors flow through to the rear reception room, creating an impressive space with high ceilings adding to the sense of scale. This level also features a wc on the half landing.

The lower ground floor centres on a farmhouse-style kitchen with wooden units, beautiful tiling and an informal breakfast bar. It leads into a dining area, flooded with light from the south-facing French doors that open onto the garden. This floor also features a bedroom with ensuite bathroom and separate street access.











The first floor includes a well-proportioned front reception room with full-length windows opening onto a balcony. Once again, double doors flow through to a rear reception room, while wooden panelling and a moulded cornice add to the sense of elegance. This level also features a utility room on the half landing, with additional mezzanine storage.

The second floor is entirely occupied by a principal bedroom with ensuite bathroom, including a generous bath. The third floor features two more bedrooms, sharing a bathroom. The house has been recently refurbished in a tasteful style. Restrained interiors and wooden floors in the downstairs rooms add to the sense of light and space throughout.





Outdoor Spaces

The house includes a south-facing garden with a paved area for outdoor eating and planted borders. It is also set back from the street with a front garden giving added privacy. Furthermore, the front balcony has open views down Northumberland Place.





The Neighbourhood

Artesian Road is a quiet residential address in the heart of Notting Hill. Nearby Ledbury Road is lined with a mix of terrace houses and boutique shops, as well as several celebrated restaurants and bars. Portobello Road is also within walking distance, while Westbourne Park and Notting Hill Gate stations are both easily reached.

APPROXIMATE INTERNAL AREA

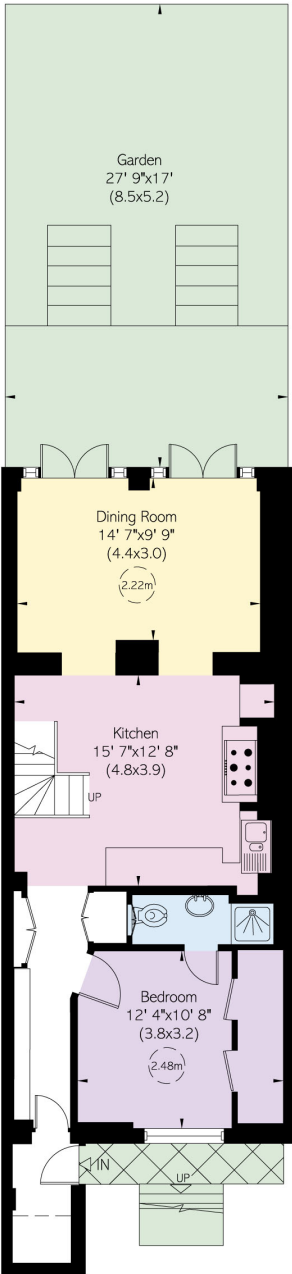
2,476 SQ FT / 230 SQ M

INCLUDING LIMITED USE AREA

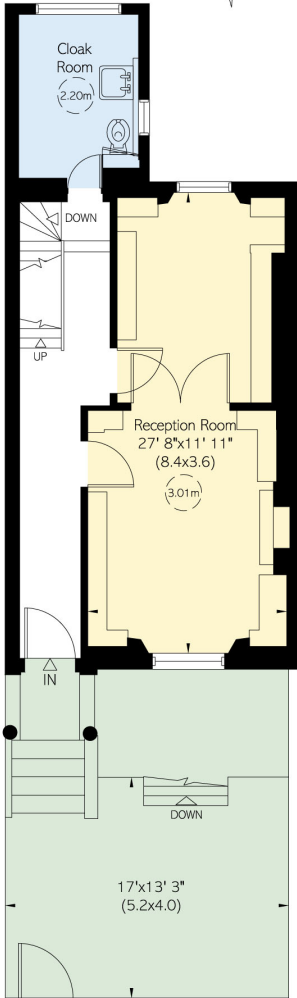
23 SQ FT / 2 SQ M

OUTSIDE AREA

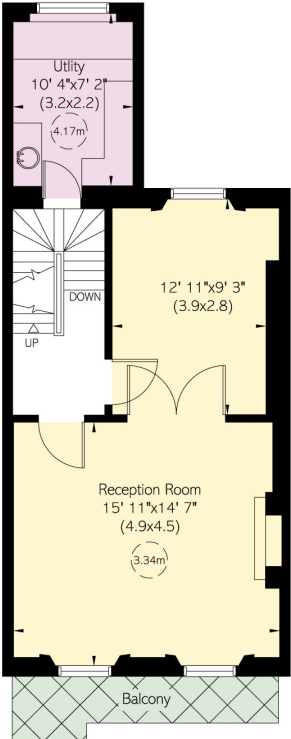
903 SQ FT / 84 SQ M



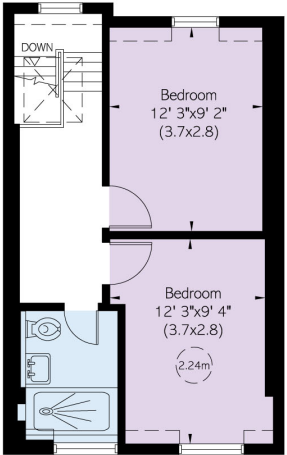
Lower Ground Floor



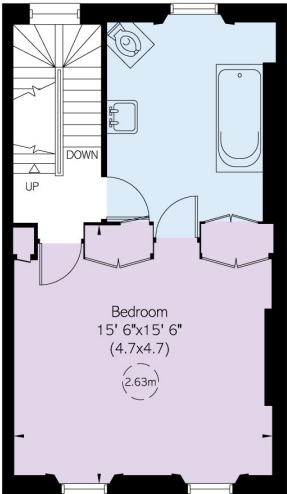
Raised Ground Floor



First Floor



Third Floor



Second Floor



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October 2021