RUSSELL
SIMPSON

# Fantastic four-bedroom flat with roof terrace, west-facing balcony and beautiful views

COLVILLE GARDENS
NOTTING HILL W11



# Colville Gardens
# Notting Hill W11

£2,500,000

| | | | |
|---|---|---|---|
| BEDROOMS<br>4 | INTERNAL<br>1,996 SQ FT | OUTDOOR<br>165 SQ FT | COUNCIL<br>RBKC |
| RECEPTION ROOMS<br>2 | 185 SQ M | EPC<br>C | COUNCIL TAX<br>Band G |
| BATHROOMS<br>3 | SERVICE CHARGE<br>£6,012 pa | TENURE<br>Leasehold | LENGTH OF LEASE<br>973 years |



# The Property

Attractive triplex flat with bright contemporary interiors on a sought-after street close to the Portobello Road

The property is centred on the generous third floor living spaces. This includes a reception room with a wide bay window and a spacious seating area, flowing through to an open-plan kitchen and dining room. Wooden floors create a sense of harmony across the level.

The fourth floor features three bedrooms and two bathrooms, one of them ensuite. Meanwhile, the top floor is entirely occupied by the principal bedroom suite, which consists of a bedroom, a bathroom with both shower and bath, and a dressing room. Sliding French windows fill this space with light and open onto the roof terrace.

The flat has been decorated in a sophisticated contemporary style, with minimalist interiors adding to the sense of brightness and space throughout.

















# The Neighbourhood & Outdoor Spaces

The property includes a west-facing balcony accessed via the kitchen on the fourth floor. It also features a sixth-floor roof terrace with space for outdoor seating, as well as beautiful views towards the belltower of All Saints Church.

Colville Gardens is a quiet street line with a mix of modern apartment buildings and tall white stucco terrace houses overlooking communal gardens.

From here, the Portobello Road is a short walk away, with many of the area's celebrated shops, bars and restaurants. In addition, Ladbroke Grove and Notting Hill Gate are both within walking distance.

APPROXIMATE INTERNAL AREA

1,996 SQ FT / 185 SQ M

INCLUDING LIMITED USE AREA

10 SQ FT / 1 SQ M

OUTSIDE AREA

165 SQ FT / 15 SQ M





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