

RUSSELL SIMPSON

Beautifully renovated seven-bedroom Notting Hill house with rare roof terrace

LEDBURY ROAD
NOTTING HILL W11

Ledbury Road
Notting Hill W11

£8,950,000

BEDROOMS 7	INTERNAL 4,030 SQ FT 374 SQ M	OUTDOOR 1,065 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 4		EPC E	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	AMENITIES Air Conditioning



The Property

Spacious and impressive family home in immaculate condition on a popular street close to Westbourne Grove.

Stepping into the house on the ground floor, the front door leads through to the entrance hall. Double doors open onto a formal dining room with high ceilings and marble fireplace, flowing through to a tasteful kitchen. This space includes wooden units, marble worktops, a tiled floor and double French doors leading out to a balcony with garden access.

The property has been newly renovated by respected designers Turner Pocock. The interiors blend classical and contemporary details to create a stylish but welcoming family home. They are presented in immaculate condition, with air conditioning and underfloor heating throughout.









Indoor Spaces

The lower ground floor contains a well-proportioned reception room with plentiful storage space, as well as informal dining and seating areas. Bi-folding French doors open onto the garden and fill the space with daylight.

In addition, this floor features a staff bedroom with street access and separate stairs leading down to a bathroom and utility room. The rest of the basement floor consists of a family cinema room, an ensuite bedroom and a flexible second bedroom that could be used as a playroom.



The first floor is entirely occupied by a glorious double reception room. This includes full-length west-facing sash windows that open onto the front balcony, two distinct seating areas, and a morning room with overhead skylights and surrounding windows. Panelled walls and an elegant cornice emphasise the grandeur and elegance of this space.



The second floor contains the principal bedroom with a walk-in wardrobe and a well-proportioned ensuite bathroom with a bath. The third floor offers three more bedrooms, sharing a bathroom.









Outdoor Spaces

The house has a paved rear garden with enough space for outdoor eating. It also has an unusually generous front garden giving added privacy and separation from the street, with dark-painted dressings adding to its unique appearance. Finally, the house has a rare roof terrace with wooden decking, an outdoor bar and BBQ, and exceptional views over West London.



Russell Simpson

Ledbury Road







The Neighbourhood

Ledbury Road is one of the most popular and attractive addresses in Notting Hill. It is lined with a mix of terrace houses and boutique shops, as well as several celebrated restaurants and bars. Westbourne Grove, Portobello Road is within walking distance, while Westbourne Park and Notting Hill Gate stations are also easily reached.

APPROXIMATE INTERAL AREA

4,030 SQ FT / 374 SQ M

INCLUDING LIMITED USE AREA

16 SQ FT / 1 SQ M

OUTSIDE AREA

1,065 SQ FT / 99 SQ M



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