

RUSSELL SIMPSON

Two bedroom flat in Notting Hill
with a generous garden and studio
office

ALDRIDGE ROAD VILLAS
NOTTING HILL W11

Aldridge Road Villas

£1,395,000

BEDROOMS 2	INTERNAL 1,091 SQ FT 101 SQM	OUTDOOR 1,162 SQ FT	COUNCIL —
BATHROOMS 2		EPC C	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Newly renovated flat with elegant interiors moment's away from Portobello Road and Westbourne Grove



Indoor Spaces

Entering the flat on the lower ground floor, a hallway leads through to the large reception room. This communicates with an open-plan kitchen and dining room, occupying the entire width of the flat. Taken together, this space enjoys beautiful views over the garden, while a bifold glass door opens out onto the patio, and overhead skylights keep the eating and cooking areas well-lit throughout the day.





The Bedrooms

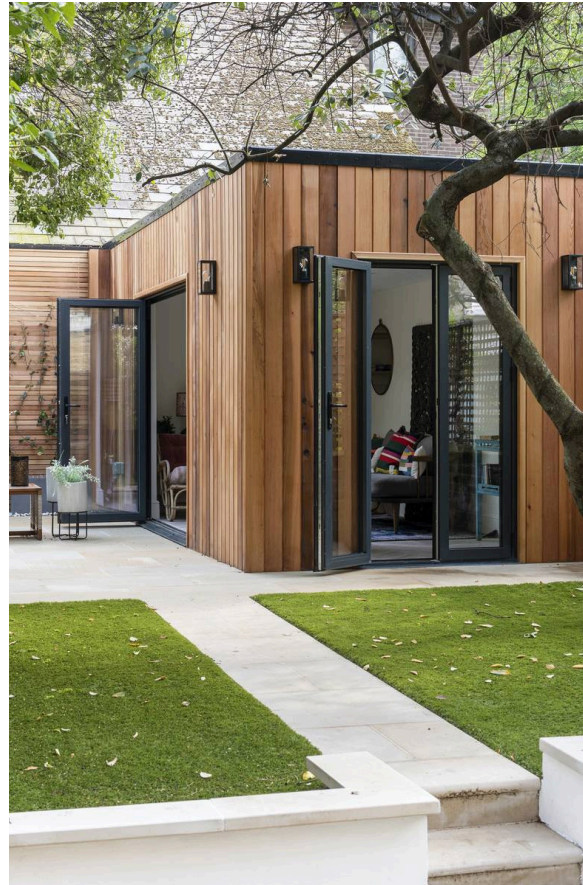
The flat also includes a pair of bedrooms. The principal bedroom has a bay window and an ensuite bathroom with free-standing tub. A second bedroom and a second bathroom complete the property.



Outdoor Spaces

The property has been newly renovated, with wooden floors and high-quality finishes throughout.

The flat has a large garden with a lawn, a paved patio for outdoor dining, and a stylish wooden studio. The studio contains a sink and a loo, as well as enough space for a remote-working office.

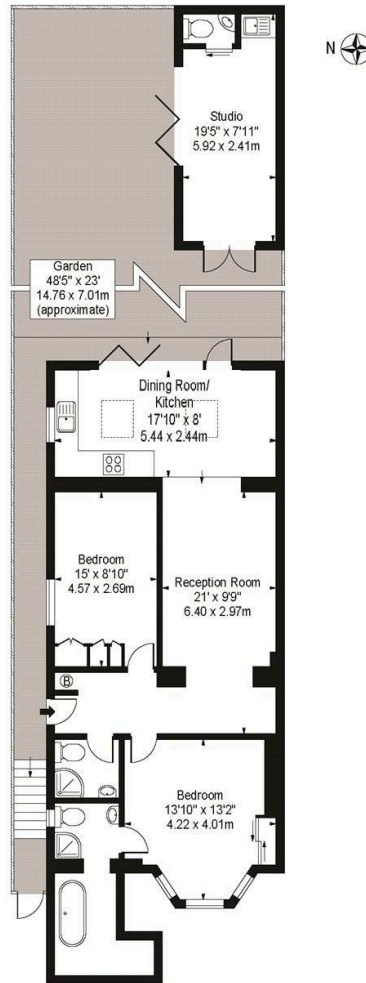




The Neighbourhood

Aldridge Road Villas is a beautiful, tree-lined street with large Victorian villas of brick and stucco set back from the road. Westbourne Park underground station is a short walk away, and so too the restaurants and shops of Golborne Road and Portobello Road. In addition, the Grand Union Canal, with its popular towpath, is within each reach.

Aldridge Road Villas, W11
Approx. Gross Internal Area 1,091 Sq Ft - 101.35 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**RUSSELL
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