

RUSSELL SIMPSON

Newly renovated Notting Hill duplex
with a spacious south-west facing
garden

ALDRIDGE ROAD VILLAS
NOTTING HILL W11

Aldridge Road Villas

£2,750,000

BEDROOMS 3	INTERNAL 1,715 SQ FT 159 SQM	OUTDOOR 336 SQ FT	COUNCIL —
BATHROOMS 3		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Three-bedroom flat on a tree-lined street moments away from Westbourne Park underground station

The property is newly renovated, with parquet wooden flooring and muted colours providing a sense of calm throughout.

Indoor Spaces

The flat is centred on a large reception room on the lower ground floor, which contains an open-plan kitchen with a central island and breakfast bar. In addition, this room has enough space for separate dining and seating areas, while a pair of French doors open onto the garden. The room is south-west facing, with overhead skylights giving added illumination, and the garden level creating a seamless transition between indoors and out.

This floor also contains a bedroom with ensuite bathroom, a guest loo, a study with access to the street, a utility room and a large vault for additional storage.



img 1

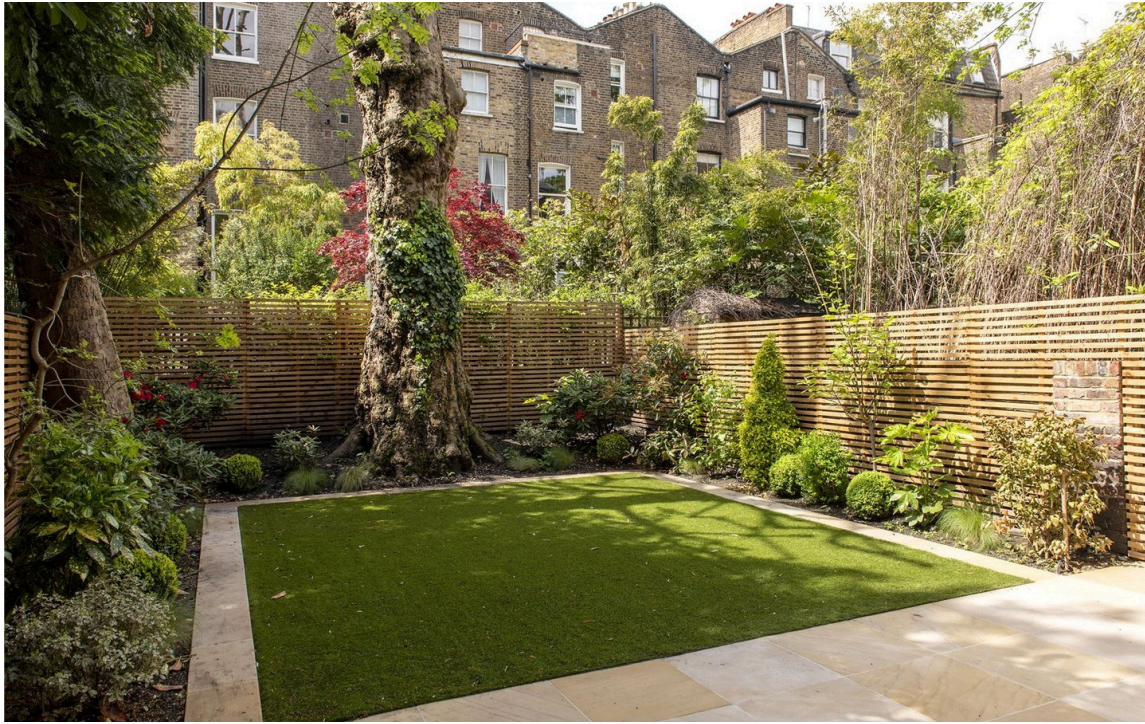
Garden Views



The Bedrooms

Upstairs, on the raised ground floor, the principal bedroom looks out over the garden. It includes a walk-in wardrobe and an ensuite bathroom with free-standing bath. This floor contains a second bedroom, also ensuite, with a large bay window and built-in storage. In addition, it includes the main entrance to the property and a front hall.





Outdoor Spaces

The property benefits from a generous rear garden, with a paved area for outdoor dining, as well as a lawn, planted flowerbeds, and a pair of mature trees. The garden can be accessed from a separate gate at the side of the property, giving added convenience. What's more, the whole building has been newly renovated and contains only one other flat.

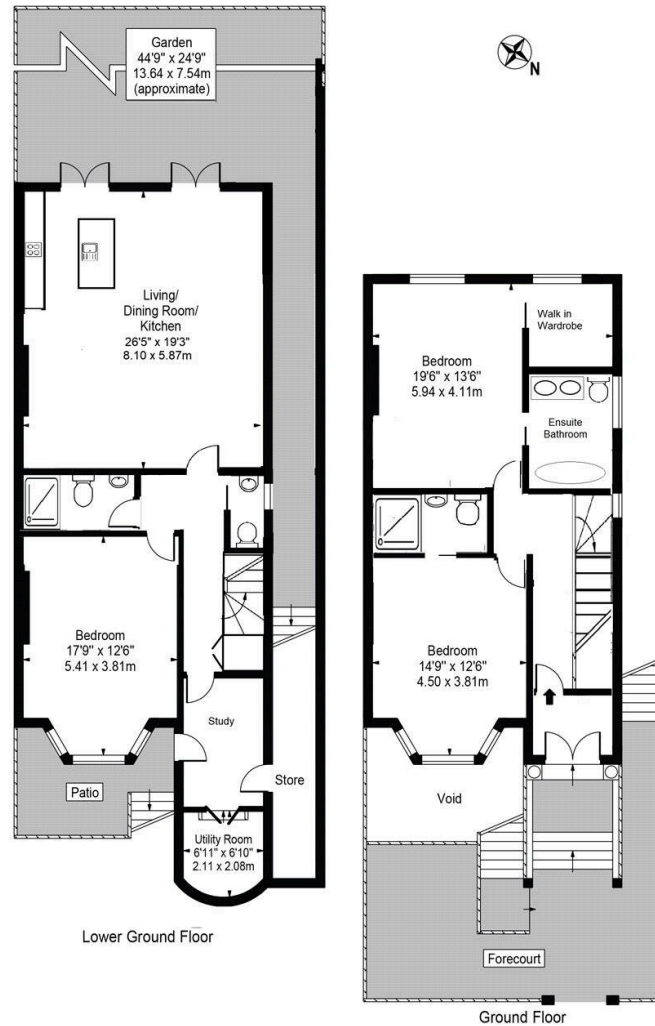


The Neighbourhood

Aldridge Road Villas is a 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.

28 Aldridge Road Villas, W11

Approx. Gross Internal 1715 Sq Ft - 141.77 Sq M



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, enquiries 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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