

## **RUSSELL SIMPSON**

Tastefully designed flat with garden  
studio moments away from  
Portobello Road

COLVILLE TERRACE  
NOTTING HILL W11

Colville Terrace

£1,650,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,135 <small>SQ FT</small></div> <div>105 <small>SQM</small></div>	<div>OUTDOOR</div> <div>145 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>—</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>—</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



## The Property

Two bedroom flat with south-east facing garden in a beautiful stucco house in Notting Hill

## Indoor Spaces

Stepping into the flat via the private front door, the entrance hall leads through to a double reception room. This includes an open-plan kitchen, a dining area and a sitting room. Overhead skylights and south-east facing bi-folding French doors bring added light into this space.







## The Bedrooms

The flat contains a principal bedroom with ensuite bathroom and considerable storage. There is also a second bedroom and a bathroom at opposite end of the corridor.





## The Design

The property is decorated in a contemporary style with pale parquet wooden flooring adding to the sense of space and calm throughout.





## Outdoor Spaces

Furthermore, the flat features a self-contained studio at the far end of the garden with WC and sink, which could be used as a home gym or office.

The property offers a garden with planted flower beds and enough space for outdoor eating. In addition, the flat is accessed via a front patio with two storage vaults.

img 1

Studio





## The Neighbourhood

Coville Terrace is an attractive street mostly lined with stucco townhouses painted white or in pastel colours. Nearby Colville Square contains a public garden square with a small play area. Portobello Road is a short walk away, along with many of the neighbourhood's celebrated shops, restaurants and bars. In addition, Ladbroke Grove and Notting Hill Gate underground stations are both within walking distance.



# Colville Terrace, W11

## Approx Gross Internal Area

1,135 sq ft / 105.5 sq m

(Including Studio & Excluding Vaults)

## Garden Studio

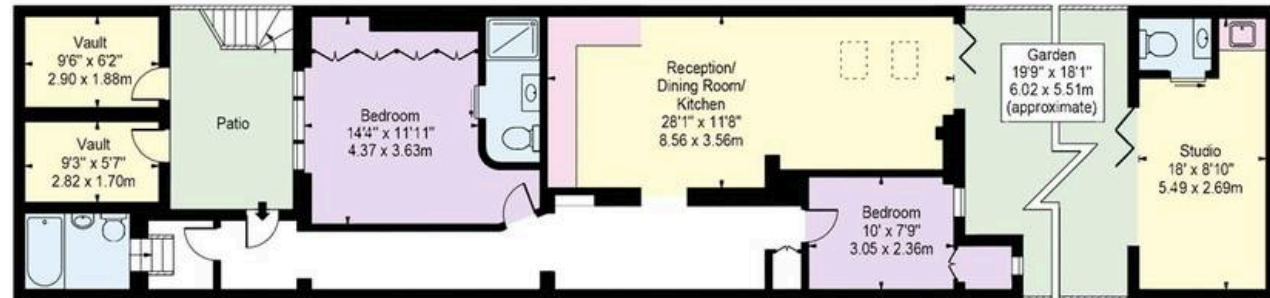
165 sq ft / 15.4 sq m

## Vaults

118 sq ft / 10.98 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR

**RUSSELL  
SIMPSON**

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