



CLOSE X



RUSSELL SIMPSON

A sophisticated six-bedroom house
with swimming pool, south-facing
garden and off-street parking

WESTBOURNE GROVE
NOTTING HILL W11

Westbourne Grove

£7,500,000



CLOSE X

BEDROOMS 6	INTERNAL 3,315 SQ FT 307 SQM	OUTDOOR 657 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 4		EPC D	TENURE Freehold



The Property



CLOSE X

Superb family home on a popular street with spacious living areas in an opulent contemporary style

Stepping into the house on the raised ground floor, the front door opens onto a generous reception room. As well as the seating area, an internal balcony overlooks the level below and floods this space with brightness from a double-height glass wall and skylight. Stairs lead down to an exceptionally spacious and well-lit living area. This includes a kitchen with a central island, a dining room and a French door leading out into the garden.



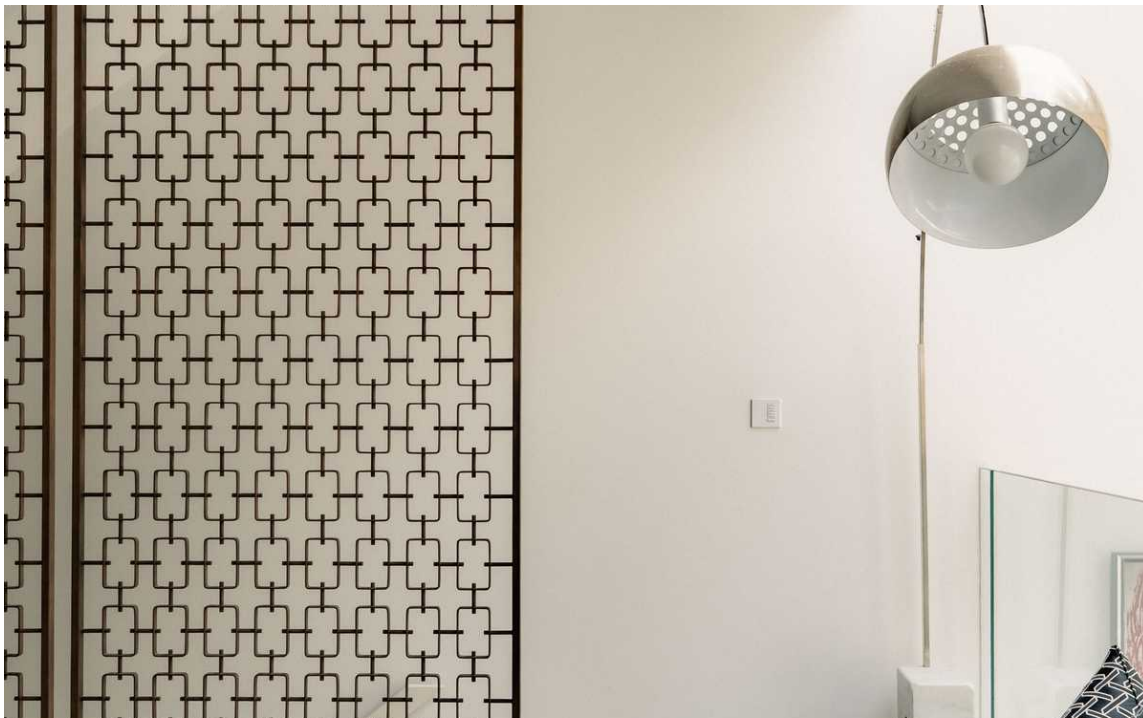


Indoor Spaces



CLOSE X

The level below contains an expansive swimming pool with marble tiling. It also contains a gym and reception room with storage space. In addition, there is a bedroom with a bathroom next door, which can also be used as a family television room.





The Bedrooms



CLOSE X

The first floor is entirely occupied by the impressive principal bedroom suite. This includes a bedroom, a bathroom with a bath and a dressing area. French doors lead out onto the south-facing terrace. The second floor includes two more bedrooms with a shared bathroom and utility room. The third floor contains a spacious fifth bedroom. The house is decorated in a sophisticated style with opulent contemporary interiors. Presented in beautiful condition, it offers air conditioning and underfloor heating throughout.



Outdoor Spaces



CLOSE X

The property includes a south-facing garden with outdoor seating. There is also a front garden with off-street parking and a rear terrace with beautiful rooftop views.





The Neighbourhood



CLOSE X

Westbourne Grove runs from Kensington Park Road in the west to Queensway in the east. This section of the street crosses over Portobello Road and contains some of the most popular cafes, restaurants and independent boutiques in the neighbourhood.

From here, Notting Hill Gate underground station is a short walk away. Furthermore, the open spaces of Holland Park are within easy reach.



CLOSE X

Westbourne Grove, W11

**RUSSELL
SIMPSON**

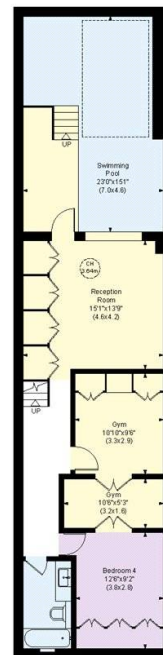
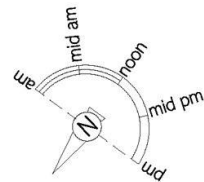
Approximate Internal Area

3,315 sq ft/ 308 sq m

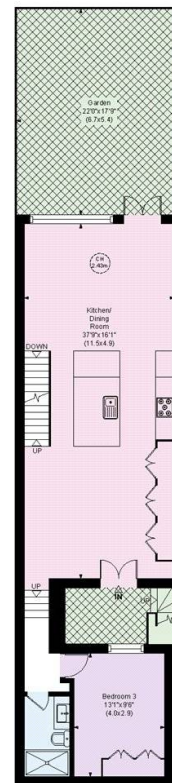
Outside Area

657 sq ft/ 61 sq m

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.



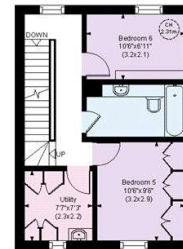
Basement



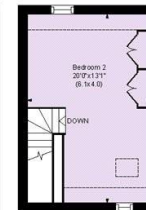
Lower Ground Floor



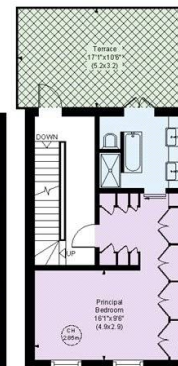
Raised Ground Floor



Second Floor



Third Floor



First Floor

**RUSSELL
SIMPSON**



CLOSE X

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021