



## **RUSSELL SIMPSON**

Delightful five-bedroom house with  
communal garden access on a  
charming street in Notting Hill

BLenheim CRESCENT  
NOTTING HILL W11

Blenheim Crescent

Let

|                |                                            |                            |                                   |
|----------------|--------------------------------------------|----------------------------|-----------------------------------|
| BEDROOMS<br>5  | INTERNAL<br><br>2,400 SQ FT<br><br>222 SQM | OUTDOOR<br><br>1,215 SQ FT | FURNISHED STATUS<br><br>Furnished |
| BATHROOMS<br>4 |                                            | EPC<br>D                   | COUNCIL TAX<br>RBKC, G            |

# The Property

Bright and beautiful family home in excellent condition moments away from Portobello Road





## Indoor Spaces

Stepping into the house on the raised ground floor, the front hall leads through to an impressive kitchen. This includes fitted units, a central island with breakfast bar and a dining area beyond. Bifolding doors lead out onto the balcony, while high ceilings and an overhead skylight fill the space with natural light. Furthermore, double doors flow through to a front reception room with a broad bay window.



## Entertaining Spaces

The lower ground floor features a generous reception room with a family television area and sliding French doors leading out into the garden. This floor also features a bedroom, a utility room, a guest WC and separate street access.





## The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a bathroom with a bath and a dressing area with inbuilt wardrobe space. The second floor offers three more bedrooms, sharing a bathroom on the half-landing.



## The Design

The house has been decorated in an elegant style blending traditional charm with modern convenience. Its interiors are presented in excellent condition throughout.





## Outdoor Spaces

The house includes a large rear garden with a sunken patio, a paved seating area and planted borders. This leads into a large communal garden shared by the other houses on the crescent, with lawns and a playground. There is also a rear balcony with wooden decking and a front garden giving added separation from the street.



## The Neighbourhood

Blenheim Crescent is an attractive address in Notting Hill, lined with a colourful collection of stucco-fronted houses. Its eastern end meets the Portobello Road, meaning the many restaurants and shops of Notting Hill are within easy reach. In addition, Ladbroke Grove station is close, while Notting Hill Gate station is also within walking distance.

To Communal  
Gardens



## Blenheim Crescent, W11

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### Approximate Internal Area

2,490 sq ft / 233 sq m

### Including limited use area

Outside Store

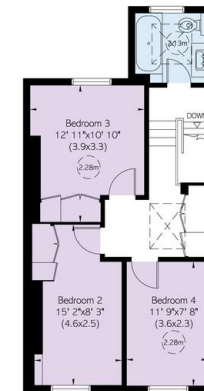
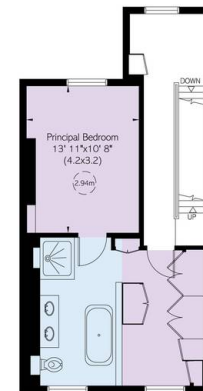
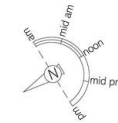
89 sq ft / 8 sq m

### Outside Area

1,215 sq ft / 113 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Window 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.

Reduced head height below 1.5m



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