



## **RUSSELL SIMPSON**

Elegant five-bedroom family home  
with direct communal garden access  
in Notting Hill

BLenheim CRESENT  
NOTTING HILL W11

Blenheim Cresent

Let

|                |                                            |                          |                                     |
|----------------|--------------------------------------------|--------------------------|-------------------------------------|
| BEDROOMS<br>5  | INTERNAL<br><br>2,866 SQ FT<br><br>266 SQM | OUTDOOR<br><br>742 SQ FT | FURNISHED STATUS<br><br>Unfurnished |
| BATHROOMS<br>4 |                                            | EPC<br><br>D             | COUNCIL TAX<br><br>RBKC             |



## The Property

Beautifully presented Victorian house arranged over five floors with generous proportions throughout.

Entering the house on the ground floor, you are welcomed into an entrance hall with elegant wooden floors that leads to two well-proportioned reception rooms. The first reception room features charming period details and continues the beautiful wooden flooring, while the second reception room is distinguished by an elegant fireplace, creating a refined focal point for the space. High ceilings throughout this level create a wonderful sense of scale and grandeur.





## The Kitchen

Descending to the basement level reveals the heart of the home - a spectacular kitchen measuring over thirty feet in length. This impressive space features a central island and is filled with light from the large doors that open directly onto the garden. The kitchen's generous proportions and thoughtful design make it ideal for both daily living and social gatherings. A utility room and guest washroom are conveniently located on the sub-basement level below.



## The Principal Bedroom

The first floor is devoted entirely to the principal bedroom suite, offering exceptional privacy and luxury. This substantial bedroom features built-in storage and an attractive fireplace, complemented by a magnificent ensuite bathroom. The ensuite is particularly impressive, featuring twin sinks, both shower and bath facilities, creating a sophisticated sanctuary.





## Further Bedrooms

The second floor accommodates two further bedrooms, one benefiting from an ensuite bathroom, alongside a separate family bathroom serving this level.

The third floor completes the accommodation with two additional bedrooms that share a well-appointed bathroom, maximising the property's flexible living arrangements.



## Outdoor Spaces

The property includes direct access to the communal gardens from the kitchen, providing a seamless connection between indoor and outdoor living. This rare feature offers residents the benefit of beautifully maintained garden space in the heart of Notting Hill.





## The Neighbourhood

Blenheim Crescent is an attractive tree-lined street in the heart of Notting Hill, moments away from the vibrant Portobello Road with its famous market, antique shops, and eclectic mix of restaurants and cafés. The area is renowned for its elegant white stucco terraces and village-like atmosphere. Ladbroke Grove and Notting Hill Gate stations are within easy reach, providing excellent transport links across London. The open spaces of Hyde Park and Holland Park are nearby, while the upmarket boutiques and dining establishments of Westbourne Grove are just a short walk away.

# Blenheim Crescent

**Approximate Internal Area** 239.3 sq m /  
2575.9 sq ft

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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.

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