

RUSSELL SIMPSON

Sublime five-bedroom family home to rent with exceptionally bright and beautiful contemporary interiors

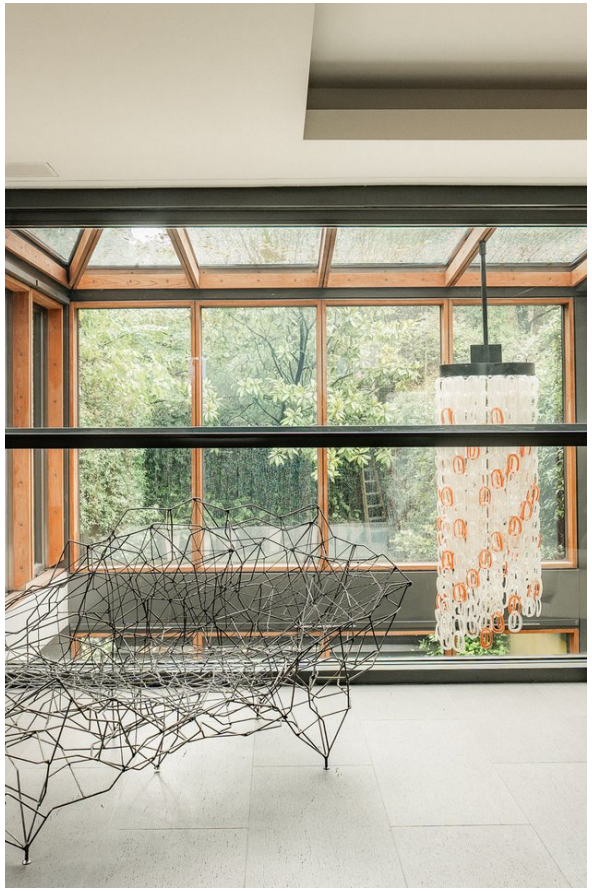
HORBURY CRESCENT
NOTTING HILL W11

Horbury Crescent

£12,000 P/W

BEDROOMS 5	INTERNAL 4,158 SQ FT 386 SQM	OUTDOOR 1,182 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 4		EPC E	COUNCIL TAX RBKC, H

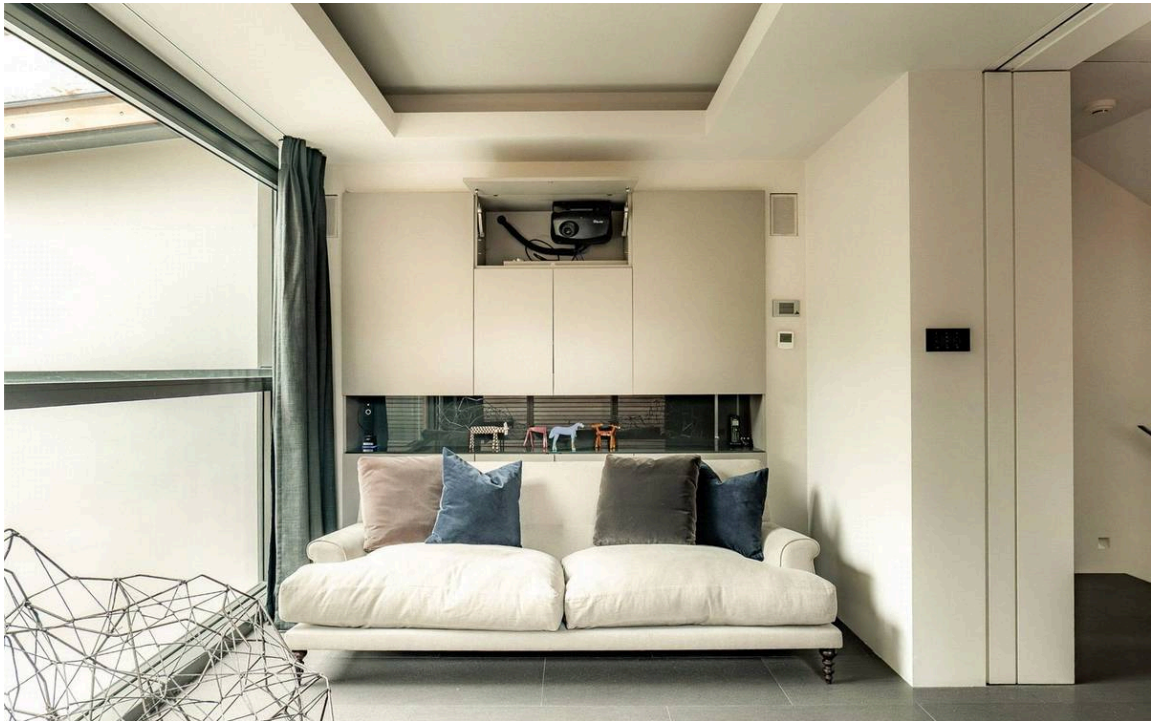




The Property

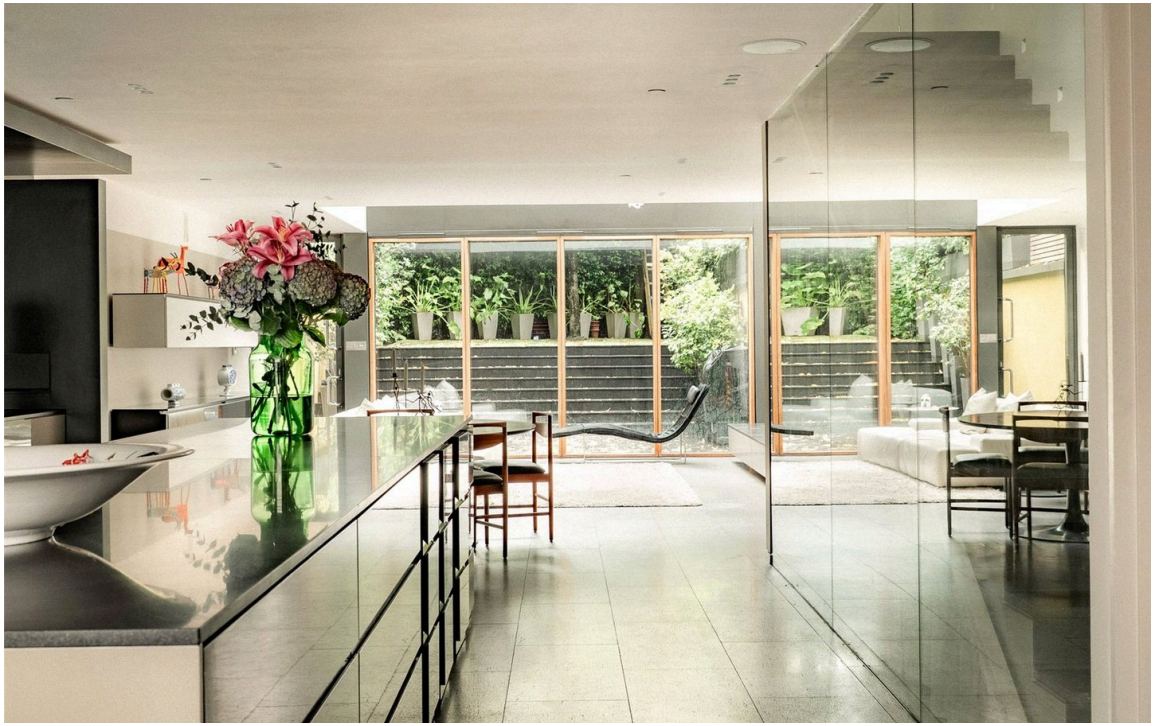
Superbly designed house with first-class features on a sought-after street near Notting Hill Gate station





The Reception Room

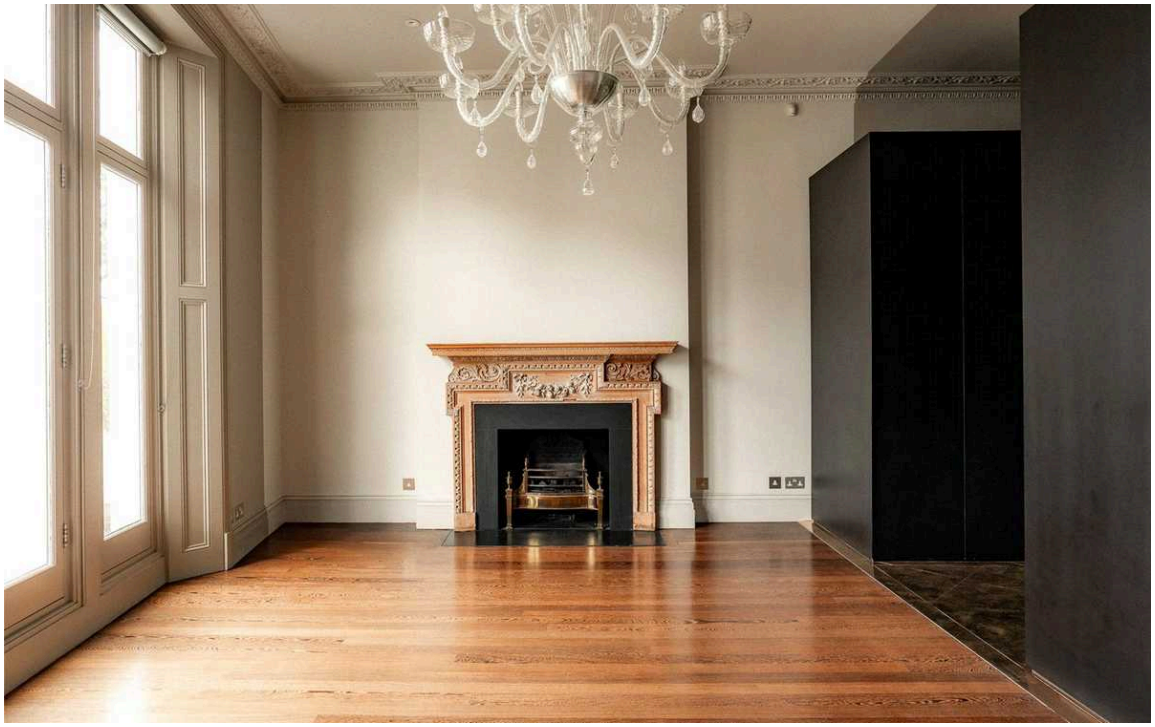
Entering the house on the raised ground floor, the front door opens directly onto a generous reception room with a bespoke black slate fireplace. The space is flooded with light thanks to high ceilings, full-length windows and an internal balcony overlooking the lower ground floor and the glazed extension that can become a home cinema.



Open-Plan kKtchen

Downstairs is a well-proportioned living area consisting of open-plan kitchen, dining area and family sitting room. The bespoke Danish kitchen includes Miele and Gagenau appliances, as well as worktops and a splashback of Italian stone.

This level also features a bespoke contemporary pebble stone fireplace and a vintage Vistossi chandelier illuminating the double-height atrium. A French door opens onto the rear garden, while a guest WC completes this floor.

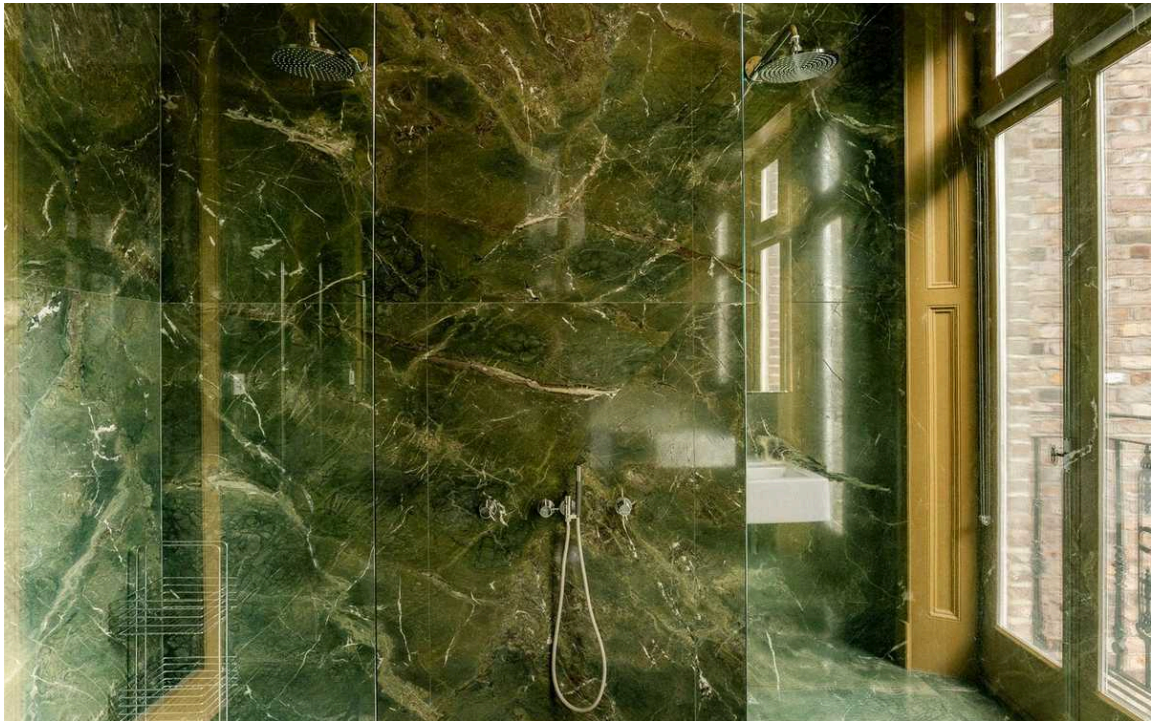




The Principal Bedroom

The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a dressing area, a bathroom and French doors giving access to front and rear balconies. Lofty proportions add to the sense splendour, while the bathroom tiles are Verde Fantastico quartzite slabs throughout.





Further Bedrooms

The second bathroom on the half landing includes with white ceramic tiles and a majestic contemporary oval bath. The bathrooms feature Italian Flaminia sanitaryware and chrome Vola taps throughout.

There are two more bedrooms on the second floor and two more bathrooms on the half landings. The third floor features another two bedrooms, separated by a folding door that can be drawn back to create a single space.



The Design

The lower level floors consist of Basaltina stone, while Wenge solid wood strip floorboards in upper levels. There are reclaimed antique fireplaces in all bedrooms and working gas fireplaces, with underfloor heating everywhere except in the upstairs bathrooms. Finally, there is a Sonos music system throughout and extensive safety features.

The house's spectacular contemporary interiors were designed by 3W Architects Ltd. Recently redecorated and beautifully maintained, they are presented in immaculate condition.





Outdoor Spaces

The house includes a west-facing rear garden with a lawn, planted borders and a paved area for outdoor eating. In addition, residents may apply to access to Labroke Square Communal Garden.



The Neighbourhood

Horbury Crescent is an attractive street of stucco-based terrace houses in the heart of Notting Hill Gate. From here, the underground station is close, while the neighbourhood's many celebrated restaurants and independent boutiques are also nearby. Furthermore, the open spaces of Holland Park and Hyde Park are a short walk away.

Horbury Crescent, W11

Approximate Internal Area
4,158 sq ft/ 386 sq m

Including vaults and outside storage
91 sq ft/ 8 sq m
Outside Area
1,182 sq ft/ 110 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.

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