

Notting Hill
KENSINGTON PARK ROAD.



PREFACE.

Main House:

Drawing Room | Kitchen/Dining Room | Sitting Room | Laundry Room
Cloakroom | Principal Bedroom suite with adjoining Dressing Area and
Bathroom | Second Bedroom suite with adjoining Bathroom, Dressing
Area, and Roof Terrace | Third Bedroom with adjoining Bathroom | Office
and adjoining Storeroom with WC (this space could be transformed into
a 4th Bedroom if required)

Gardens and Grounds:

31 ft private back garden | Private roof terrace

For sale Freehold:

Approximate total Gross Internal Floor Area 283 sq m / 3046 sq ft



WHY WE LOVE KENSINGTON PARK ROAD.

Stylish and sophisticated, Kensington Park Road is an elegant period townhouse presented in immaculate condition with an emphasis on entertaining space.

Ideally located within a highly sought after Notting Hill neighbourhood, this fantastic family home is over 3,000 sq foot and comes with a roof terrace as well as its own charming private garden.

The house sits in a row of large and handsome stuccoed Victorian terraced houses which line this road and characterise the area. It enjoys a green outlook both at the front and back. The front looks over leafy Arundel and Ladbroke Gardens. The back looks over its own private rear garden.

The timeless modern interiors have high ceilings and a great flow, perfect for family life and entertaining. Of particular note is the clever positioning of the windows and incorporation of lightwells which bring plenty of natural light into the house and emphasise the generous sense of space. It has also been generously equipped with copious amounts of built-in storage throughout.



Layout:

The house is set back from the street behind a wall with traditional iron railings and front garden with stone path and steps up to the front door. The entrance hallway on the upper ground floor leads past an adjoining cloakroom into a large light filled reception room with fireplace and Juliet balcony with French windows overlooking the garden. The similarly generous and bright kitchen/dining room on the lower ground floor is accessed through smart crittal doors and includes a sleek fitted kitchen with substantial island, a large dining area, a seating area, and floor to ceiling window with doors onto the garden making this an ideal space for entertaining. A separate storeroom and office with adjoining WC are also located on this floor (this space could alternately house an additional bedroom if required).

A further large reception room with inbuilt cabinetry is located downstairs along with a laundry room and a double bedroom with adjoining shower room. A light well has been incorporated on this floor to bring in natural light.

The spoiling principal bedroom suite takes up the entire first floor and has a dressing area with inbuilt cupboards, a smart bathroom with freestanding bath and separate walk-in shower, and bedroom with Juliet balcony overlooking the garden. An additional bedroom suite is located on the second floor and has a dressing area with inbuilt cupboards, a bathroom with bath and separate walk-in shower, and bedroom with doors onto a roof terrace.

The 31-foot back garden has been smartly laid out with raised beds planted with ornamental trees and clipped hedging. A paved terrace outside the kitchen provides ample space for outdoor seating and dining with guests in summer months.





TIMELESS APPEAL OF NOTTING HILL

Proximity to all the best shops and restaurants is what living in Notting Hill is all about.

Kensington Park Road is located in a picturesque area of Notting Hill within the Ladbroke Conservation Area. Notting Hill Gate Underground Station is a convenient 10-minute walk away and provides excellent connections in all directions on the Central, District and Circle lines. There is also a multitude of bus routes running within a few minutes walking distance.

The area is well serviced by some of the best restaurants in London with a huge variety of wonderful restaurants and pubs including The Cow, Orsay, The Ledbury and The Princess Royal.

Kensington Park Road also benefits from proximity to the extensive green spaces of Holland Park, known for its summer opera festival, as well as Hyde Park with its vast open aspects and formal planting in the beautiful Kensington Gardens.

The house is a 3-minute walk from the popular well-heeled hub of Westbourne Grove with a host of boutique clothes shops, cafes, butchers, delis and galleries. Notting Hill farmers' market is held weekly close to Notting Hill Gate. Soho House Homes and Electric House club and cinema, (one of the oldest cinemas in the city), are on nearby Portobello, which is famous for its market and profusion of antique shops.



Kensington Park Road, W11

Gross Internal Area (Approx.)
Main House = 283 sq m / 3,046 sq ft
(Excluding Voids and Lightwells)



Services: Mains water and electricity. Private drainage. Oil fired central heating.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold

Local Authority: Royal Borough of Kensington and Chelsea Tel: 020 7361 3000

EPC Rating: C

Council Tax Band: H

What3Words: chief.memory.video

Postcode: W11 2EP

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

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Photographs and details prepared in 2024.



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