

# GARWAY ROAD

NOTTING HILL W2











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A rare semi-detached house on only three floors, for sale in this charming part of Notting Hill W2. Currently configured as a self-contained lower ground floor one bedroom flat and three bedroom upper maisonette with terrace and garden, the house oozes charm and offers the incoming buyer scope to reconfigure.

Built in the mid-19th century the house has undergone some refurbishment over the recent past but offers plenty of scope for further changes. The raised ground floor reception rooms have been opened up to provide a spacious heart to the house with high ceilings and period detail.

To the rear is a kitchen with access to a small terrace and stairs down to the rear garden. The first floor with its two half landings provides three generous bedrooms and a large bathroom. On the lower ground floor is a newly refurbished one bedroom flat with a good ceiling height, parquet flooring in the reception, double bedroom, modern bathroom and a well appointed kitchen.

Garway Road runs north off Westbourne Grove, conveniently located for local shops and restaurants. Kensington Gardens is almost on your doorstep and the underground stations at Bayswater, Royal Oak and Notting Hill are equidistant.



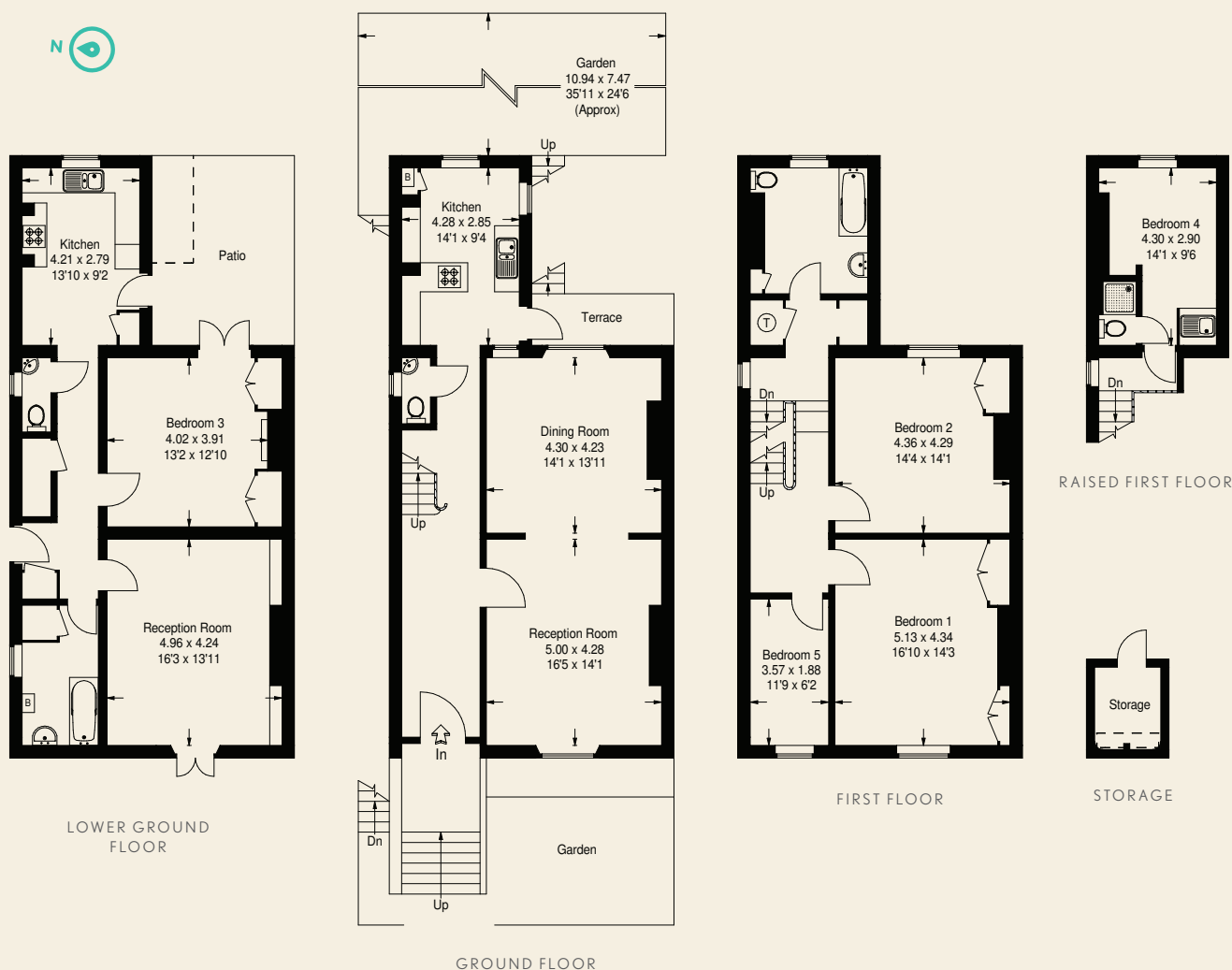
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**PRICE:** £3,495,000  
**TENURE:** FREEHOLD  
**GROSS INTERNAL AREA:** 233 SQ M/2,508 SQ FT APPROX.  
**LOCAL AUTHORITY:** WESTMINSTER  
**ENERGY RATING:** E

2 RECEPTION ROOMS, 5 BEDROOMS, 2 KITCHENS, STORAGE, 3 BATHROOMS, 2 W.C.'S, PATIO, GARDEN.



## NOTTING HILL

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