

ROYAL CRESCENT

NOTTING HILL • W11



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Stunning seven bedroom house with access to communal gardens

Master bedroom floor with en suite shower room and dressing room • 6 Further bedrooms • Bathroom • 2 Shower rooms
Double reception room • Kitchen • Dining room • TV room • Guest cloakroom • Study • Utility Room • Wine cellar
Balcony • Patio • Terrace • Garden • Storage

These particulars are intended only as a guide and must not be relied upon as statements of fact.
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A wonderfully presented Grade II* listed seven bedroom home in Holland Park's Royal Crescent. The 3,926 square foot family home with period features is spread over six floors and boasts a private garden with hidden wine cellar.

Designed by Robert Cantwell in 1839, the stucco fronted terrace sits on one of the few remaining crescents in London. It is beautifully renovated by its current owners, who have meticulously thought through each room and how they live in them. Encompassing plenty of period features, with playful furnishings, the property feels luxurious yet homely. Behind the front door, is a grand hallway leading onto the utility room found at the back of the house and a large open plan kitchen diner. The white-gloss kitchen with marble countertop boasts modern light fittings hung over a central island. Looking out to the terrace is the dining room.

The sunken suntrap garden is private, with green walls and mature planting. Hidden under a trap door, is a cylindrical wine cellar. On the first floor is a colourful reception room, which is perfect for art-lovers due to its high ceilings, floor-to-ceiling windows and light and airy feel. There is also a stately fireplace, which provides a focal point to the room. To the rear of the first floor is a study.

The master bedroom spans the whole of the second floor and includes an en suite with his'n'her sinks and plenty of wardrobe space, including a separate dressing room. The upper floors are home to a further four bedrooms. Within the basement floor is the TV room and a further two bedrooms and bathroom. The space is versatile, so this floor could be used as staff quarters or a separate granny annex.

Approximate Gross Internal Floor Area

365 sq m (3,926 sq ft) Including Under 1.5m and Storage

361 sq m (3,888 sq ft) Excluding Under 1.5m and Storage

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Terms

Tenure: Freehold

Local Authority: Royal Borough of Kensington & Chelsea

Guide price: POA

Viewing

By appointment with joint agents

Knight Frank 020 7229 0229 and JLL 020 7306 1620

Holland Park and Design Museum are a short walk away, along with the boutiques of Notting Hill and Westfield (Shepherd's Bush). Royal Crescent is less than a five minute walk from Shepherd's Bush (Zone 2, Overground and Central Lines) and Holland Park (Zone 2, Central Line) underground stations.



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