

# RIGBY & MARCHANT

Alexander Street,

London, W2 5NT

£5,650,000







## Alexander Street

London, W2

Step into this stunning abode, where historic grandeur meets modern sophistication. The exquisitely designed and decorated property seamlessly blends impressive period proportions with contemporary styling, creating an ambiance of refined elegance. Boasting an abundance of natural light, the spacious rooms on the ground floor welcome you in with a bright dining area and a sleek, modern kitchen that leads onto a raised terrace. The first floor is an awe-inspiring double reception room featuring floor-to-ceiling windows that flood the space with light. The generously sized master bedroom on the second floor is a luxurious retreat, complete with ample wardrobes and an indulgent bathroom boasting a roll-top bath and a large shower. Ascend to the top floor, where you'll find two additional bedrooms and a bathroom that exude a sense of serene comfort. The lower ground floor offers ultimate flexibility, with a fourth bedroom, a cozy TV room, a convenient shower room, and a utility area. The west-facing garden, accessible from both the raised and lower ground floors, is the perfect spot for al fresco dining or simply relaxing amidst the lush greenery. The icing on the cake for this city home is off street parking for 2 cars at the front. Alexander Street is one of Notting Hill's most beautiful tree lined roads. The nearest underground station is Royal Oak with links to Paddington main line station for fast links to Heathrow Airport. Bayswater and Queensway tube stations are both within easy reach. The beautiful open spaces of Hyde Park are nearby as are Portobello Road and Westbourne Grove and their boutiques, cafes and restaurants.





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Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Central location
- Off street parking
- West facing terrace and garden
- 1st floor double reception



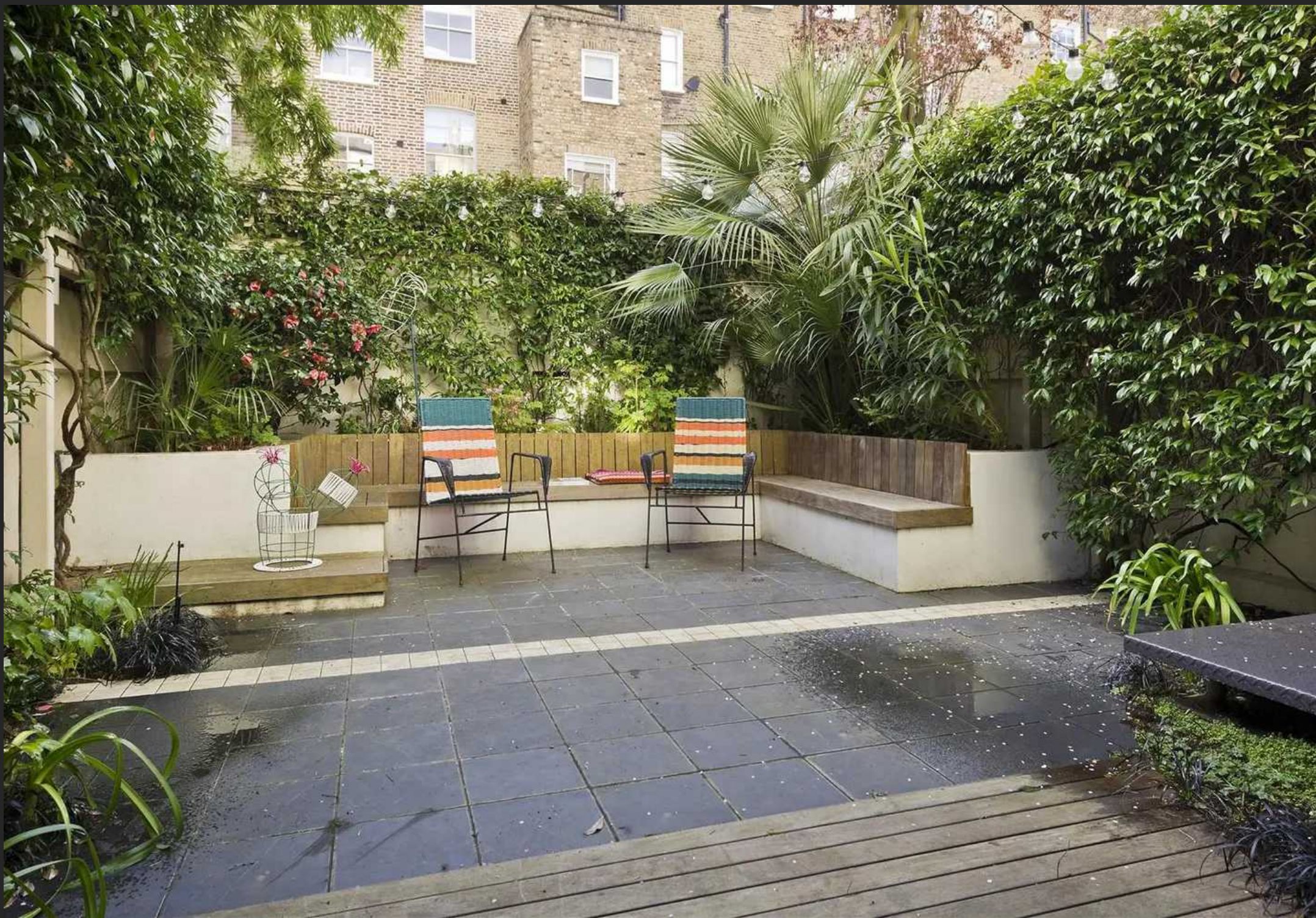












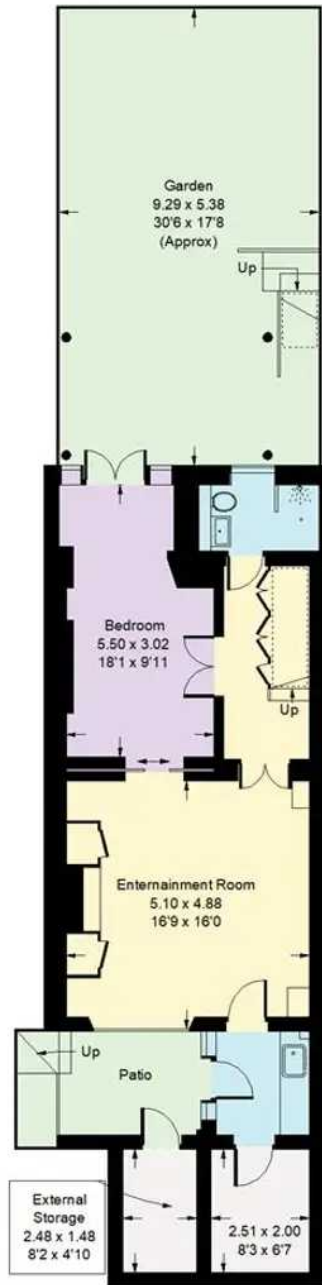


# Alexander Street, W2

Approx. Gross Internal Area = 259.9 sq m / 2797 sq ft  
 External Storage = 3.7 sq m / 40 sq ft  
 Total = 263.6 sq m / 2837 sq ft



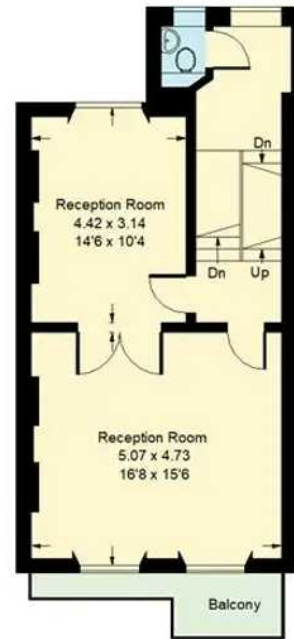
= Reduced headroom below 1.5 m / 5'0"



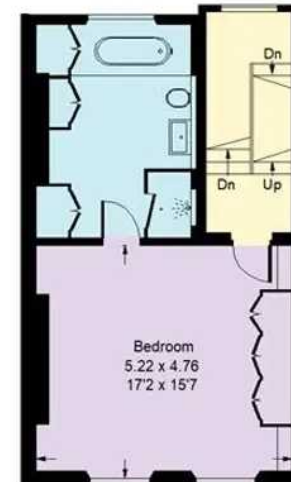
Lower Ground Floor



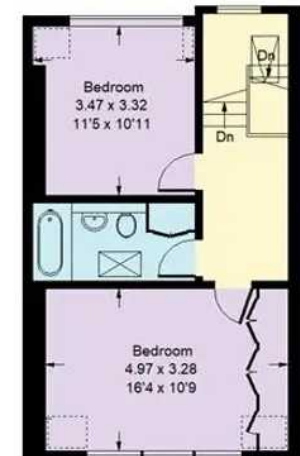
Raised Ground Floor



First Floor



Second Floor



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

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