



Aldridge Road Villas,
Notting Hill. W11 1BN



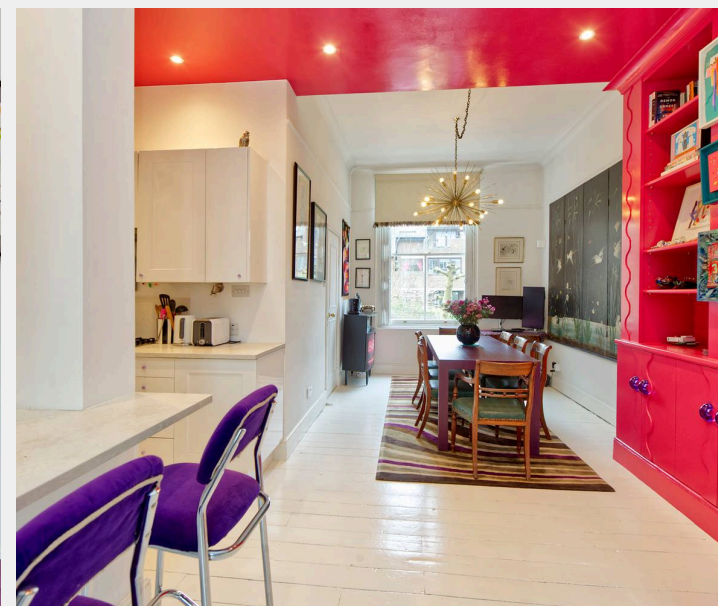
£1,500,000



Positioned on the picturesque, tree-lined Aldridge Road Villas, this outstanding three-bedroom maisonette effortlessly combines elegant Victorian proportions with contemporary living and a flare for style. Forming part of a striking stucco-fronted, end of terrace villa, the property boasts a remarkable 45ft private garden, beautifully designed and landscaped by the present owners.

The raised ground floor is designed for both comfort and entertaining, featuring an impressive open-plan kitchen, dining, and reception space flooded with natural light. Bespoke cabinetry anchors the space and provides a colourful focal point to the generous entertaining space. A well-appointed guest bedroom and shower room complete this level. On the garden floor, the master suite benefits from generous proportions, a luxurious ensuite, and direct garden access, while a further double bedroom provides additional flexibility to the accommodation.

- Landscaped garden
- Close to tube
- 3 Bedrooms
- Share of Freehold





Aldridge Road villas runs north off Westbourne Park Road, towards the top half of Notting Hill and provides superb access to the vibrant amenities of Notting Hill, including the boutiques and eateries of Portobello Road, Ledbury Road, and Westbourne Grove.

Conveniently situated for excellent transport links, the property is within easy reach of Westbourne Park Station (Circle and Hammersmith & City Lines), Paddington Station (Circle, District, Hammersmith & City, and Bakerloo Lines), and the A40 for quick access to the West End and beyond.

Council Tax band: TBD


Tenure: Share of Freehold

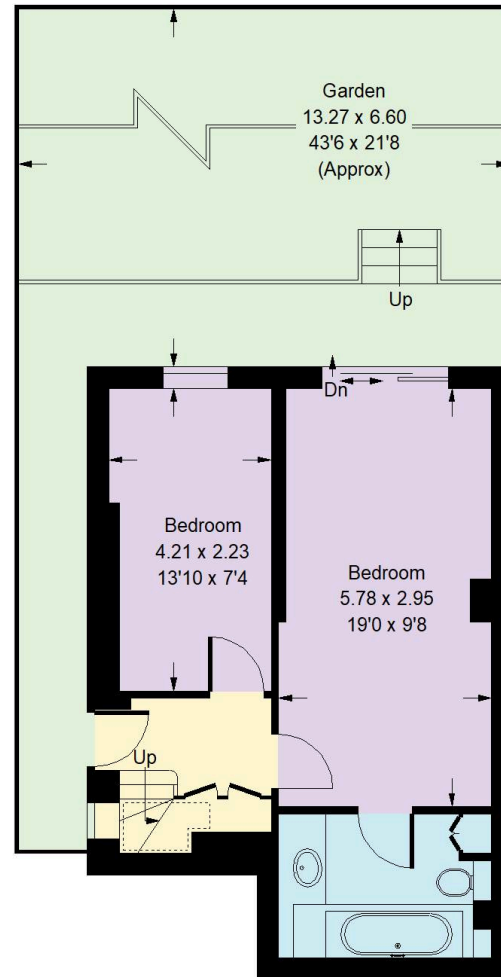
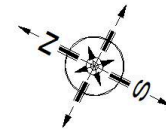
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

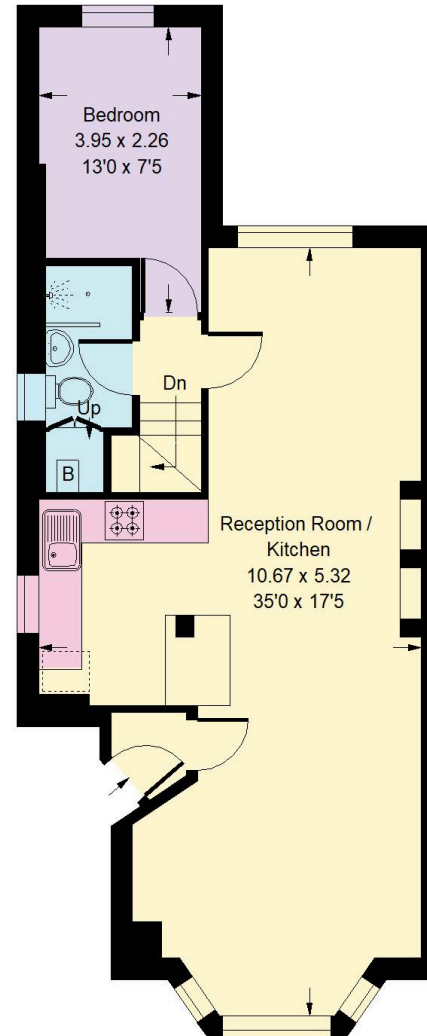
Aldridge Road Villas, W11

Approx. Gross Internal Area
95 sq m / 1022 sq ft

 = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground 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

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

