

Westbourne Park Road

NOTTING HILL

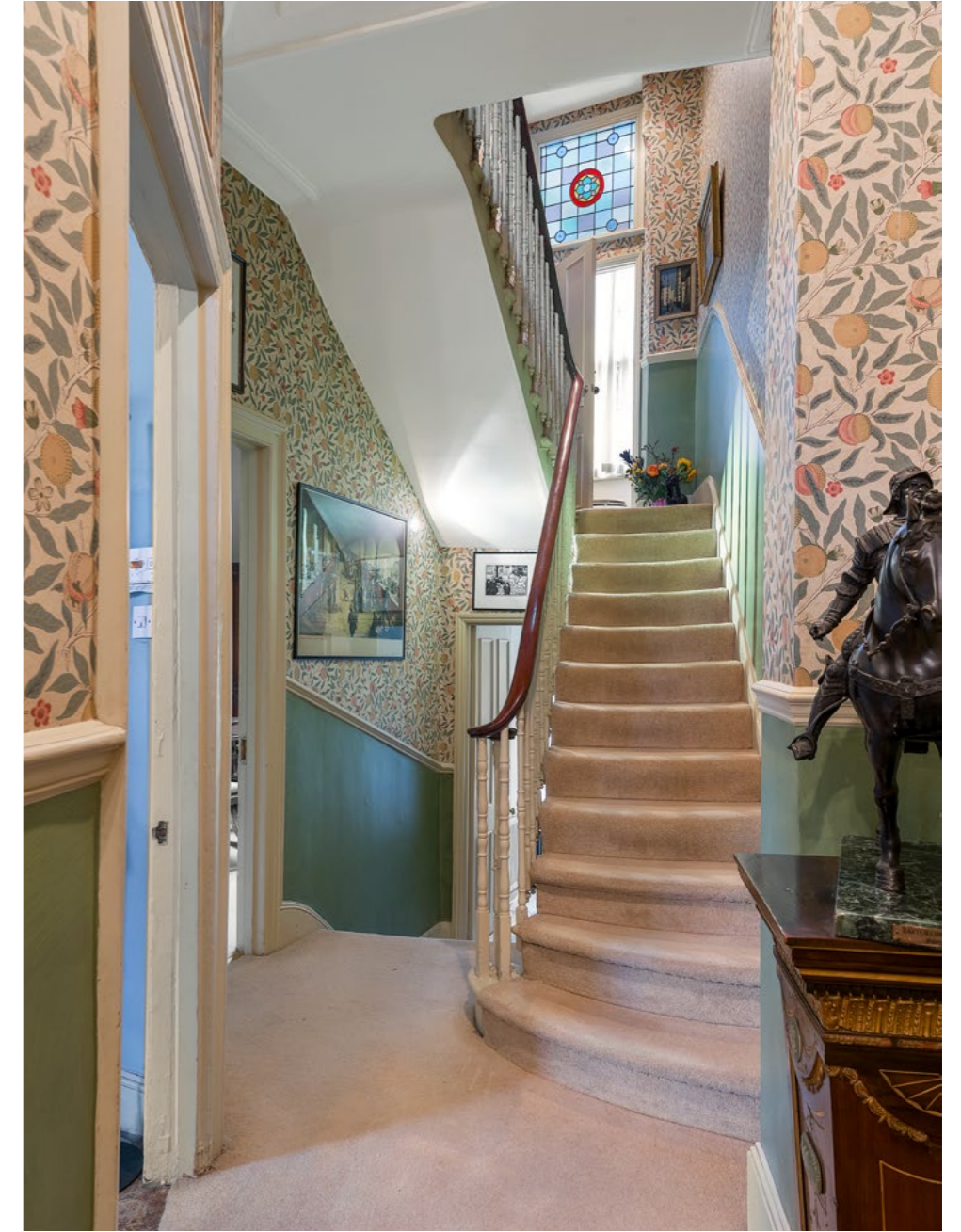




We're delighted to be offering this charming house for sale.

It benefits from being unusually wide, offering lots of natural light. It's well laid-out for family living and has been a much loved family home for forty years. The house allows the opportunity for an incoming purchaser to update it to their own style.





It has flexible accommodation with a separate entrance on the lower ground floor which comprises of a bedroom, bathroom, sitting room and kitchenette. There's an eat-in kitchen and dining room on the raised ground floor, a guest loo on the half landing, an elegant drawing room on the first floor and a study, the principal bedroom en-suite bathroom and separate dressing room are on the second floor and two further bedrooms and a bathroom are on the third floor. There is a front and rear

Freehold

Guide Price: £4,750,000

Local Authority:

City of Westminster



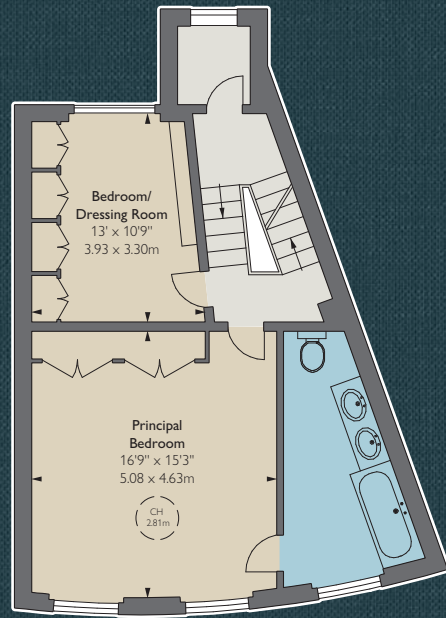
**APPROXIMATE GROSS
INTERNAL AREA**

2.912 sq ft
270.52 sq m

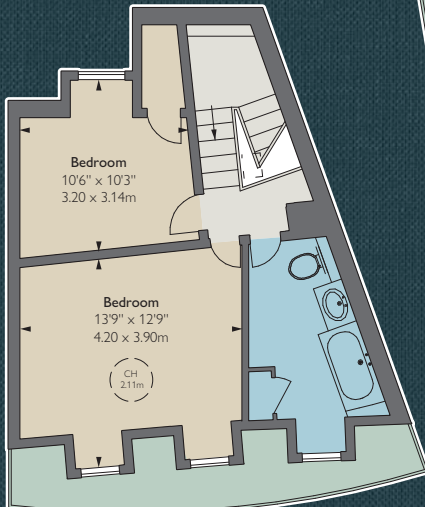
Energy Efficiency Rating	
Current	Potential
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

60 (Current) | 75 (Potential)

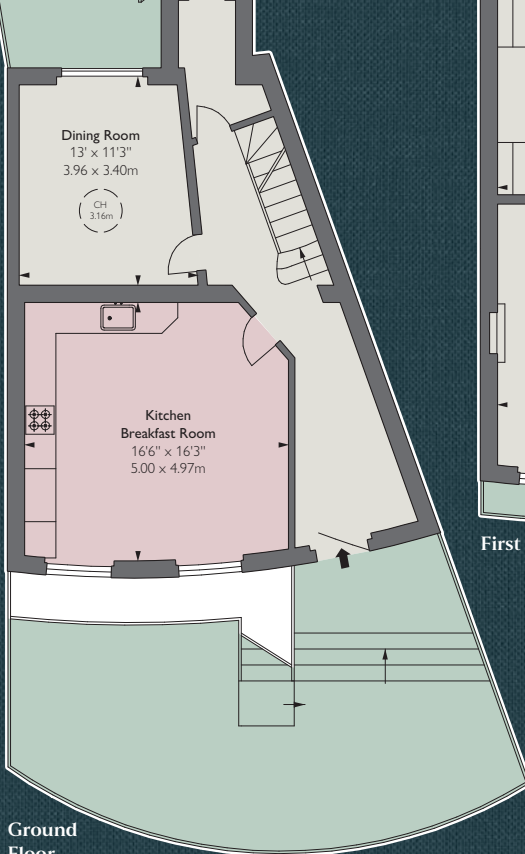
England & Wales | Eir Directiva 2002/91/EC



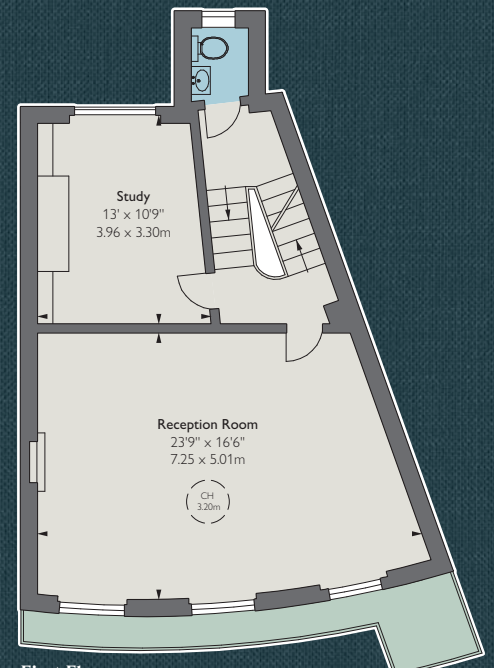
Second Floor



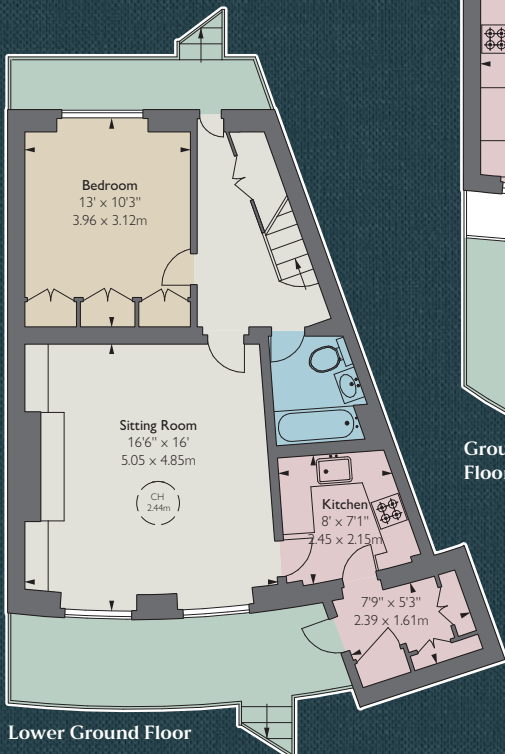
Third Floor



Ground Floor



First Floor



Lower Ground Floor

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THE BROTHUR ALEX WILSHIP

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. These details are not an offer or contract, not part of one. 05/04/24 FG-240404-01-GG