



COLLMAN HOUSE,
GARWAY ROAD, LONDON, W2

GRANT J BATES
— PROPERTY —



A double fronted period home in Notting Hill

GJB

Collman House, Garway Road, London, W2

Freehold

- Victorian Façade
- Double Fronted
- Newly Built
- Near 10,000 Sq Ft
- Fabulous Interiors
- Stand Out Architecture
- 6 Bedrooms
- 4 Bathrooms
- Spa
- Swimming Pool

Description

A double fronted palatial Victorian façade adds quaint charm to what is a substantial and imposing newly built home in one of London's most sought after locations.

This six-bedroom villa across five floors amasses nearly 10,000 sq ft of internal space complete with spa and cinema room. The raised ground floor houses a delightful reception room within the original house, stepped in character, with parquet effect flooring, fireplace, coving, and sash windows over the tree lined street. These interiors are juxtaposed beautifully with the architecture of the marble, steel, and glass art gallery acting as a border around the landscaped garden. To the rear is an expansive reception room featuring one the largest made domestic glass panels, again opening out to the garden, ideal for entertaining. A marble bathroom and two bedrooms complete this floor.

Grant J Bates

Director

0207 981 2584

grant@grantjbates.com



Downstairs we have yet more entertaining space framed by outdoor areas, with a living, dining, and kitchen area. The kitchen is courtesy of Martin Moore and was entirely hand crafted, with oak parquet flooring underfoot, and a delicate shaker style with marble tops, butler sink, pendant lighting, a nod to the classic architecture of the façade, distinctly British. A cloakroom, arts and crafts room, and ample storage complete this floor. The basement level has been entirely reserved for your entertainment and relaxation in equal measure. The spa is extensive with reception and guest area, infinity pool, water features, Jacuzzi, Himalayan salt sauna and steam, changing facilities, rest rooms and fully stocked gym. A bar with ample wine storage, and a 127 inch cinema screen are the final indulgence, and staff quarters are housed on this floor.

The two primary bedroom suites are located on the top floor with the principal suite finished with bespoke walk in wardrobe, soft close units, and decadent en-suite marble bathroom with double sink, freestanding tub, and walk in rain shower. Final points of note include a passenger lift, car lift, off street parking for two cars complete with charging points, heating and cooling systems throughout, a home automation system and extensive security. A one of a kind home in one of London's most premier spots, finished and interior designed to an impeccable standard.







Situation

Situated in the heart of fashionable Notting Hill and Westbourne Grove this location offers numerous restaurants, shopping and transport facilities locally, making for easy access across town. The open spaces of Hyde Park and Kensington Gardens are also close at hand as well as an abundance of private schooling options. Amidst the Covid-19 epidemic, this home provided an ideal setting for those seeking a secure and functional space. The elegant reception area in the rear garden was readily available to serve as a personal office, complete with its own separate entrance. Additionally, the house boasts three separate access routes to unique amenities.

Additional Information

Local Authority: City of Westminster
Council Tax Band: H
EPC Rating: C

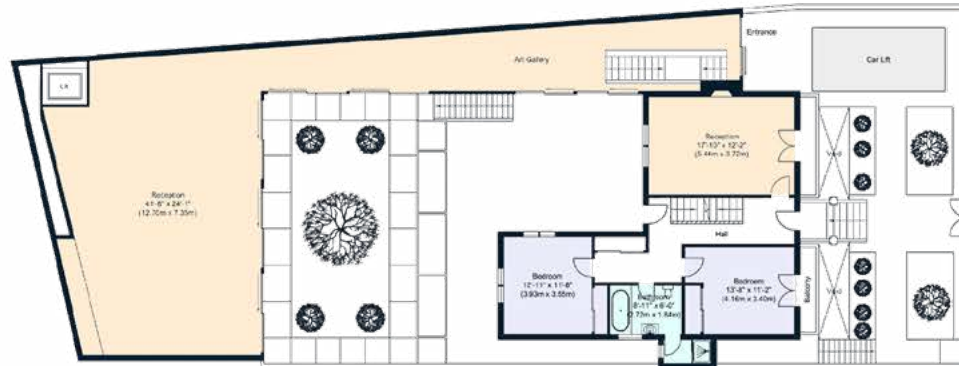


Grant J Bates
Director
0207 981 2584
grant@grantjbates.com





Lower Ground Floor
Approximate Floor Area
1110.29 sq. ft.
(103.15 sq. m)



Upper Ground Floor
Approximate Floor Area
2193.03 sq. ft.
(203.74 sq. m)



Upper Floor
Approximate Floor Area
802.01 sq. ft.
(74.51 sq. m)



Sub Basement
Approximate Floor Area
1599.84 sq. ft.
(148.63 sq. m)



Basement
Approximate Floor Area
3856.70 sq. ft.
(358.30 sq. m)

Collman House

Approximate Total Gross Internal Area = 888.33 sq m / 9561.9 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.