

Westbourne Park Villas, Notting Hill

W2



City of Westminster
resident
permit
holders
only
Sun
10.00pm

5



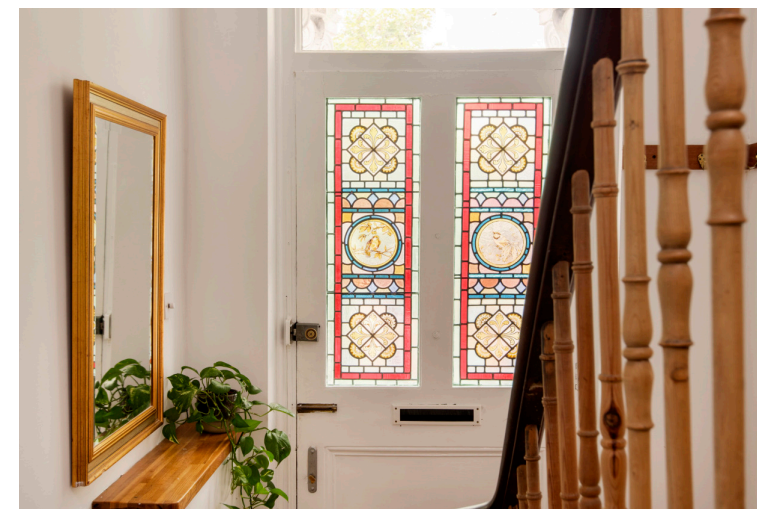


An enchanting regency style home built circa 1836 with a wonderful 90ft. South-facing garden. This family home of 2,250 sq ft is arranged over four floors and boasts immense character throughout. Original features adorn the home with floor-to-ceiling French windows overlooking the gardens, hardwood flooring and intricate original cornicing.

The generously-sized, split-level private garden is accessed from the lower ground floor. This floor comprises of a large sitting room leading through to the kitchen and a separate utility room.

On the upper ground floor there is a further reception room, and library which could also have the potential of a dining room. Located on the first floor there is the principal bedroom suite with generous en suite bathroom. There is also a well-sized bedroom and a home study on this floor. On the second floor there are two further bedrooms with a shared bathroom.

A really special family home with enormous potential.



Westbourne Park Villas is well-connected to the amenities of Notting Hill Gate, Queensway and Westbourne Grove. Fantastic local pubs include The Cow and The Westbourne. Transport links from Notting Hill Gate, Royal Oak, Bayswater, Queensway and Paddington Heathrow Express are all within close proximity. The A40 is easily accessed for routes in and out of London.





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Approximate Floor Area = 208.4 sq m / 2243 sq ft

Shed / Store = 9.8 sq m / 105 sq ft

Total = 218.2 sq m / 2348 sq ft

Including Limited Use Area (8.1 sq m / 87 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2021. Photographs and videos dated July 2021.

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