





LANSDOWNE ROAD NOTTING HILL W11

An elegant family home located on one of Notting Hills most
prestigious streets



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £3,950,000



SUPERB LIGHT AND EXCEPTIONAL VOLUME

Arranged across five floors and centred around a striking spiral staircase, this distinctive Notting Hill home combines period architecture with contemporary living. Extending to four bedrooms, two bathrooms and three reception rooms, the property offers both scale and versatility.

The living and entertaining areas are generously proportioned, complemented by a well appointed kitchen and a private patio garden leading directly on to the stunning communal gardens.











WELL PROPORTIONED ROOMS IDEAL FOR FAMILY LIVING

The principal bedroom suite provides a serene retreat, while additional bedrooms are ideally suited to family living or guests. Rare for the area, the house benefits from direct access to beautifully landscaped communal gardens, creating a seamless connection between indoor and outdoor living.

Lansdowne Road is one of Notting Hill's most desirable addresses, known for its elegant stucco fronted terraces and leafy communal gardens. The property is moments from the boutiques, cafés and restaurants of Westbourne Grove and Portobello Road, with Kensington Gardens and Holland Park also close by.

Nearby Notting Hill Gate and Holland Park Underground stations provide excellent connectivity across London, ensuring swift access to the West End and the City.





Lansdowne Road, W11

Approximate Gross Internal Area = 2256 sq ft / 209.5 sq m

Reduced Headroom = 6 sq ft / 0.6 sq m

Mezzanine = 34 sq ft / 3.2 sq m

Total = 2296 sq ft / 213.3 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID714697)

Approximate Gross Internal Area (including mezzanine) = 213.3 sq m / 2,296 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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