

WESTBURY ROAD
London, W5

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We are pleased to present this substantial detached residence, located in one of the most sought-after areas, offering an unparalleled living experience with exceptional proportions and a true “wow” factor.

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This exceptional residence offers 7 to 8 generously sized bedrooms, providing both tranquillity and privacy, alongside 4 to 5 expansive reception rooms ideal for entertaining and everyday family living.



The home features a private cinema room, golf simulator, and dedicated study, as well as a bespoke Tom Howley eat-in kitchen outfitted with premium appliances—perfect for family meals and casual dining. Five luxurious bathrooms, ‘his and hers’ dressing rooms, and multiple guest cloakrooms enhance the sense of opulence. A spacious basement spans the entire lower floor, offering endless possibilities for additional living or entertainment space, while utility rooms and ample storage ensure practicality and ease.



The state-of-the-art indoor pool and spa complex includes a luxurious pool, sauna, and two dedicated changing rooms, creating a private wellness retreat within the comfort of your home. Adding further versatility is a detached two-bedroom coach house, complete with its own reception room, fully fitted kitchen, and bathroom—ideal for guests, staff, or extended family.



The property is set within approximately one acre of beautifully landscaped grounds, featuring mature trees, vibrant planted areas, several patio spaces for outdoor living, a luxury greenhouse, and vegetable patches.

A private garage accommodates multiple vehicles, and the entire property has been fully refurbished, blending modern luxury with timeless character.



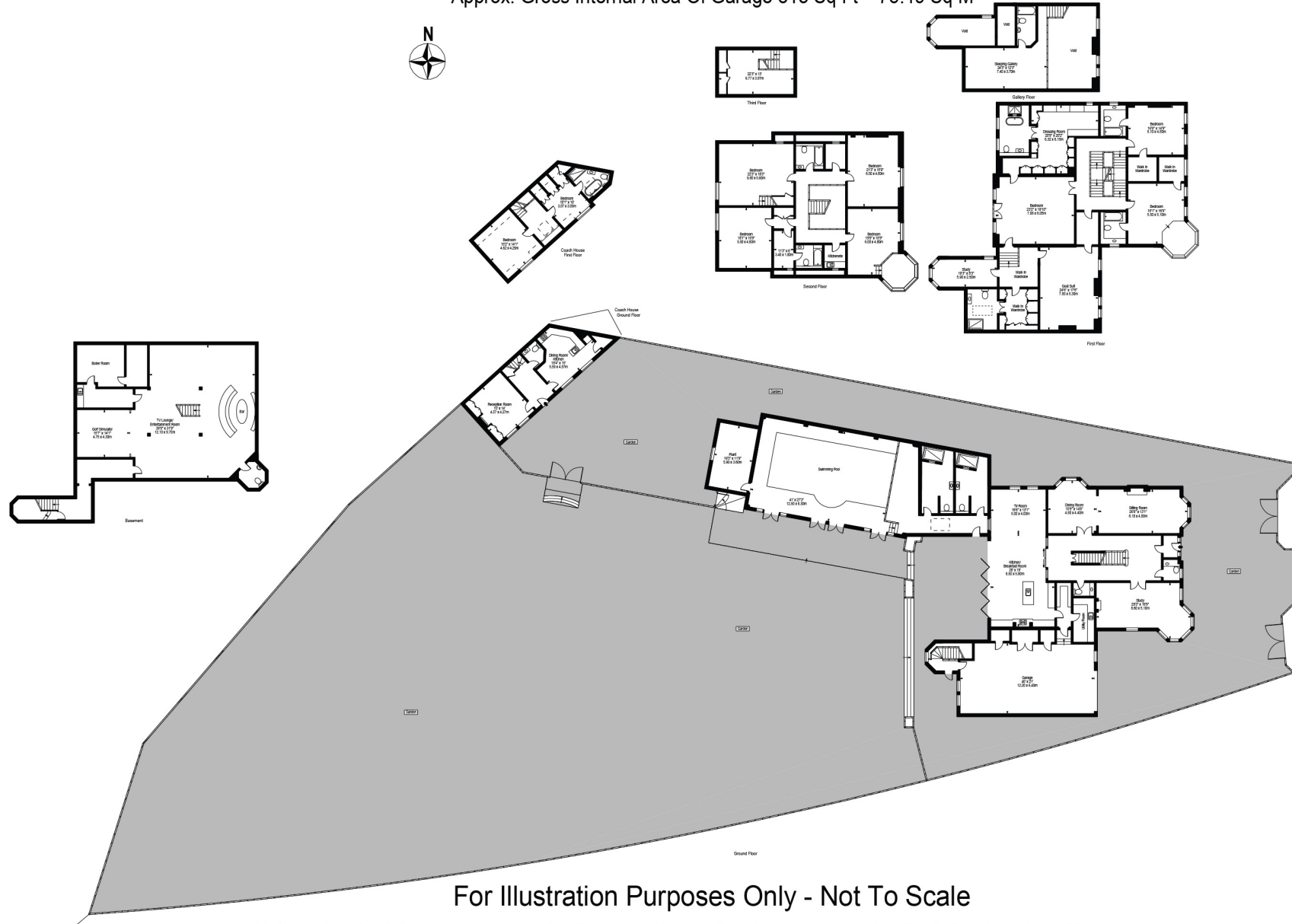


Westbury Road, W5

Total Approx. Gross Internal Area – 15,424 Sq Ft – 1,432.91 Sq M
(Including Coach House, Excluding Void)

Approx. Gross Internal Area Of Coach House 1,209 Sq Ft – 112.29 Sq M

Approx. Gross Internal Area Of Garage 813 Sq Ft – 75.49 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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For further details and to arrange a private viewing of this exquisite property, please enquire directly.

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