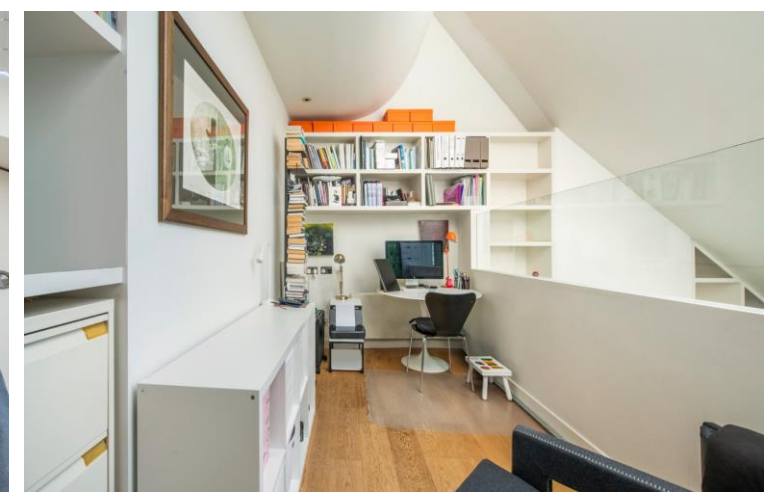




Ivory Place
Notting Hill, W11





A unique and exceptional four-bedroom architect designed house in a private gated development in the Royal Borough of Kensington and Chelsea.

Consisting of 1925sqft, this house is accessed from a tranquil communal courtyard. The property consists of three floors, with the ground housing the expansive open-plan living area with double height ceilings and oak sliding doors leading out to a spacious West-facing patio. The house is finished to a high specification with a Bulthaup kitchen and a convenient utility room and cloakroom. The second floor has three bedrooms, a family bathroom, and an airy study space. The third floor houses the spacious principal bedroom and ensuite bathroom.

The interior is extremely light with high ceilings, offering wonderful volume. It is finished superbly throughout. There is an incredible wide, spiral staircase from the ground to the top floor with a large skylight at the top, which floods in natural light. There is a hatch on the top floor leading to a flat roof.

0.3 miles from Latimer Road tube station (Hammersmith & City Line and Circle line) and only 0.7 miles from the famous Portobello Road with its abundance of eateries and boutiques.

- Architect designed
- Gated development
- Exceptional proportions
- Superb finish
- Great Location in Kensington and Chelsea borough

Asking Price £3,000,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	75	78
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Local Authority: Kensington and Chelsea

Council Tax Band: D

Chestertons Notting Hill Sales

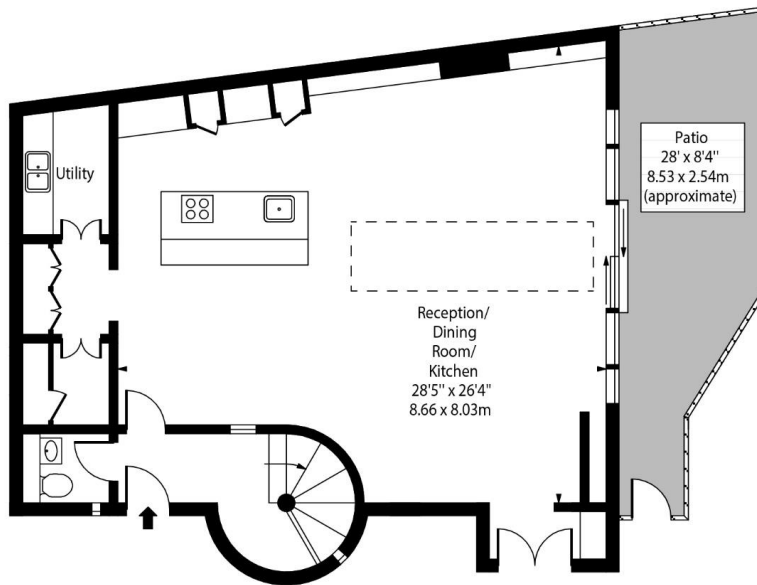
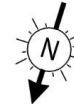
30 Ledbury Road
Notting Hill
London
W11 2AB

nottinghill@chestertons.co.uk

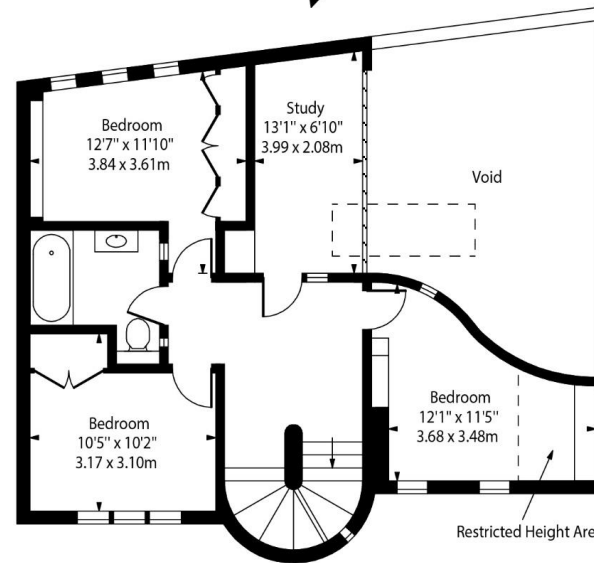
0203 040 8585

chestertons.co.uk

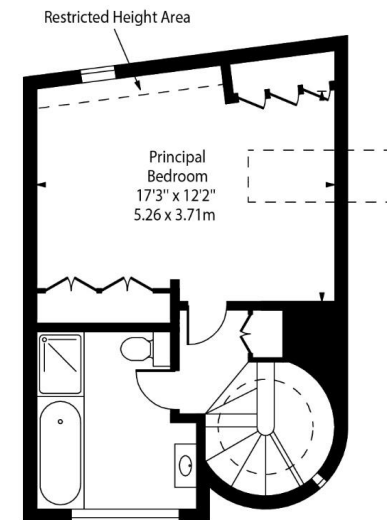
Ivory Place,
Treadgold Street, W11



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1887 Sq Ft - 175.30 Sq M
(Excluding Void)

Approx. Floor Area Including Restricted Heights 1925 Sq Ft - 178.83 Sq M
(Excluding Void)

For Illustration Purposes Only - Not To Scale

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