

Lancaster Road,
Notting Hill, W11

£4,250,000



Elegant Notting Hill town house with period features, 4 bedrooms, 2 studies, double drawing room, garden, roof terrace, and over 2,600 sq ft. Opportunity to update an already stunning family home.

The house has an immediate sense of grandeur, with exceptional ceiling heights, elegant proportions and an abundance of original period detail throughout. Extending to more than 2,600 sq ft, it offers the increasingly rare opportunity to update and create a remarkable family home in the heart of Notting Hill.

The layout is exactly as one would hope for a house of this stature. At garden level, a generous kitchen and dining room opens directly onto the mature south facing rear garden, complemented by a separate utility room. The raised ground floor is given over to a magnificent double drawing room, filled with natural light and rich in period character, alongside a study overlooking the garden.

The principal bedroom occupies much of the first floor, served by a substantial bathroom and enjoying wonderful proportions and full height windows. Three further bedrooms and a family bathroom are arranged across the second floor, together with a second study, providing excellent flexibility for family life and working from home.

Above, a fantastic roof terrace enjoys far reaching views across the rooftops of Notting Hill, offering a rare and private outdoor retreat. While the house would now benefit from some updating, the scale, character and arrangement of the accommodation provide an outstanding foundation for a buyer to create a truly special home.

Lancaster Road runs between the world famous Portobello Road and St.Luke's Road and is a short stroll away from the fantastic array of bars, boutiques and restaurants of Westbourne Grove and Notting Hill.

Council Tax band: G

Tenure: Freehold

- Notting Hill townhouse
- Central location
- Roof terrace, 2 balconies and south facing garden
- 4 double bedrooms and 2 studies



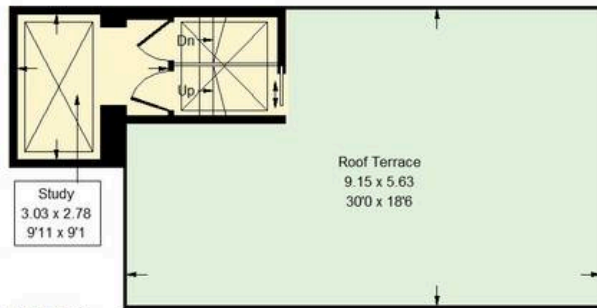


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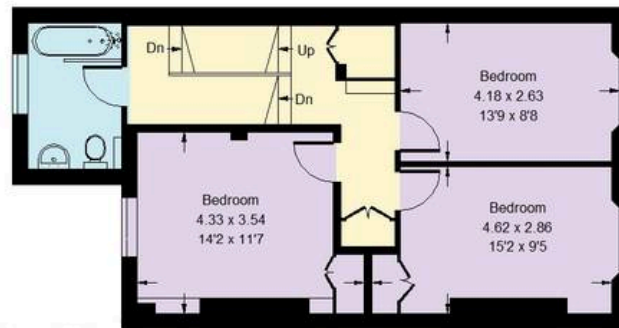
Approx Gross Internal Area = 244 sq m / 2626 sq ft
 Storage = 5 sq m / 54 sq ft
 Total = 249.1 sq m / 2681 sq ft



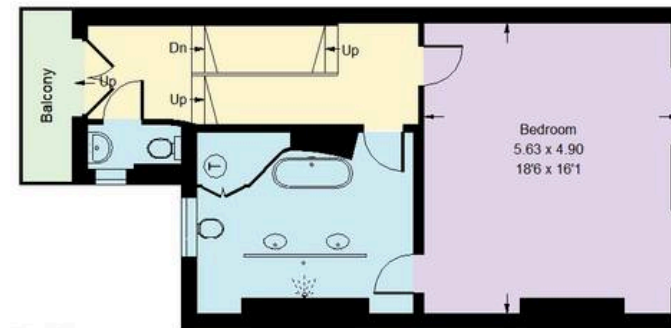
= Reduced headroom below 1.5 m / 5'0"



Third Floor



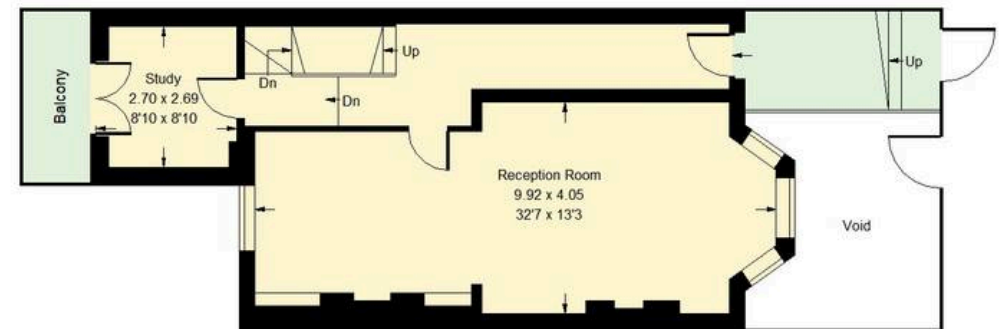
Second Floor



First Floor



Lower Ground Floor



Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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