
WESTBOURNE PARK ROAD

NOTTING HILL W2





A six-bedroom freehold townhouse
behind private gates, comprehensively
redesigned by Studio Fabrik



Set behind private gates, this exceptional six-bedroom townhouse has been comprehensively redesigned by Studio Fabrik, combining elegant period architecture with beautifully considered contemporary interiors.

The house is now presented to a very high standard, with high ceilings, restored sash windows and original architectural details complemented by a sophisticated palette of marble, walnut, oak and richly textured fabrics.

The property further benefits from gated off-street parking and ample storage.



The ground floor provides an impressive reception room, centred around a wonderful curved sash window with original arched shutters. A striking black marble fireplace is complemented by bespoke walnut and burlwood cabinetry, while a built-in banquette creates a natural connection through to the kitchen and dining space.





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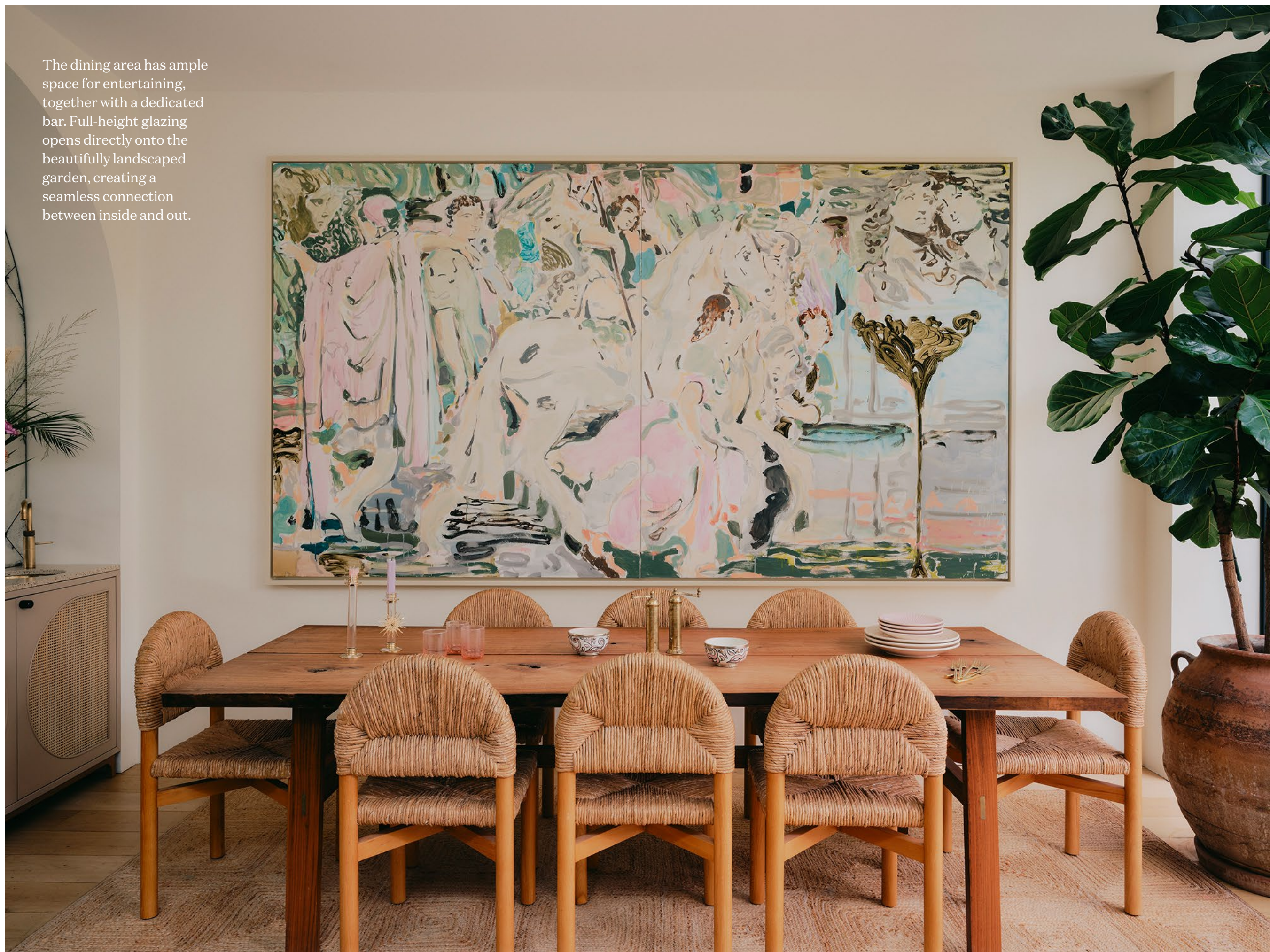
To the rear, the kitchen and dining room form the heart of the house. Dramatically veined Calacatta Viola marble is paired with bespoke cabinetry, fluted glass and natural oak flooring.





A substantial central island has generous preparation and storage space, while the kitchen is equipped with a Lacanche range, Waterworks fittings and two dishwashers. A separate pantry adds further practical storage.

The dining area has ample space for entertaining, together with a dedicated bar. Full-height glazing opens directly onto the beautifully landscaped garden, creating a seamless connection between inside and out.





The garden is particularly private, arranged around a circular lawn with mature planting, limestone landscaping and a water feature. A useful side passage gives independent access to the front of the house, as well as discreet bicycle and garden storage.





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The lower ground floor has been designed with family living and entertaining in mind. A generous family room features bespoke oak and burlwood cabinetry alongside a naturally lit gym area. Two bedrooms, a shower room, cloakroom and utility room complete this floor.





Occupying the entire first floor, the principal bedroom suite is exceptionally well appointed, with extensive fitted wardrobes, a walk-through dressing area and a luxurious bathroom.





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Bespoke marble flooring, Calacatta marble and Moroccan tiles create an elegant and distinctive space, while the freestanding roll-top bath enjoys an attractive outlook over the garden.





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The second floor has three further bedrooms and a luxurious family bathroom with marble detailing, twin basins and statement tiling.

Accommodation

Ground floor

Reception room
Kitchen / dining room
Pantry
Cloakroom
Front and rear gardens
Gated off-street parking

Lower ground floor

Family room with gym area
Two bedrooms
Shower room
Cloakroom
Utility room

First floor

Principal bedroom suite with
dressing area and bathroom

Second floor

Three bedrooms
Family bathroom

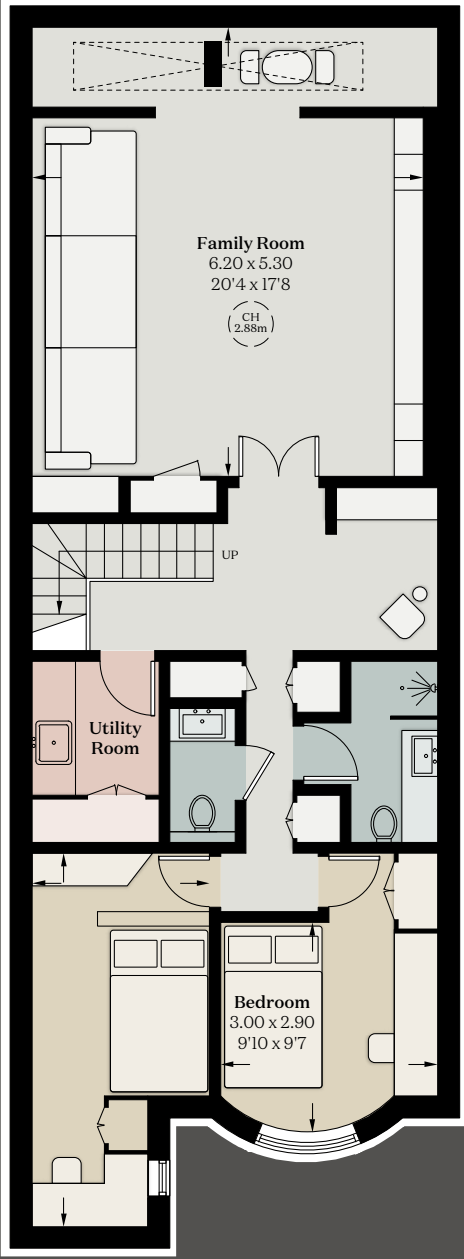
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Location

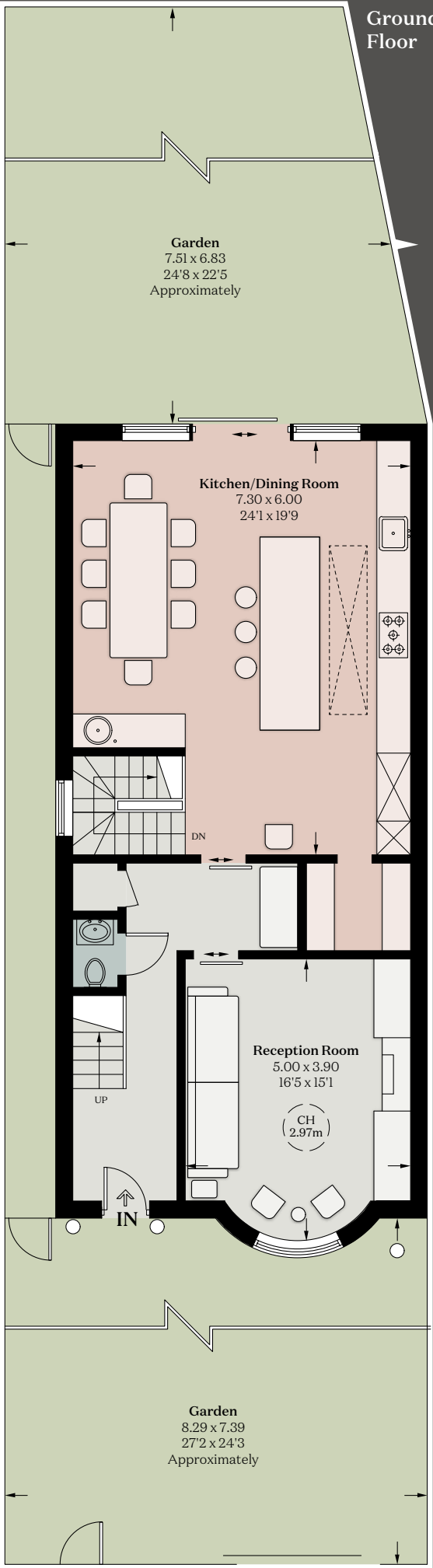


Situated in the heart of Notting Hill, the house is ideally positioned to enjoy everything this highly sought-after neighbourhood has to offer. The boutiques, restaurants, cafés and independent shops of Westbourne Grove and Portobello Road are all within easy reach, alongside the area's renowned markets and vibrant local atmosphere. The green open spaces of Holland Park and Kensington Gardens are also nearby, while the surrounding area is particularly well served by a number of highly regarded schools. Excellent transport connections are available from Notting Hill Gate, providing convenient access across London via the Central, Circle and District lines. Despite its central location, the area retains a wonderful sense of community.

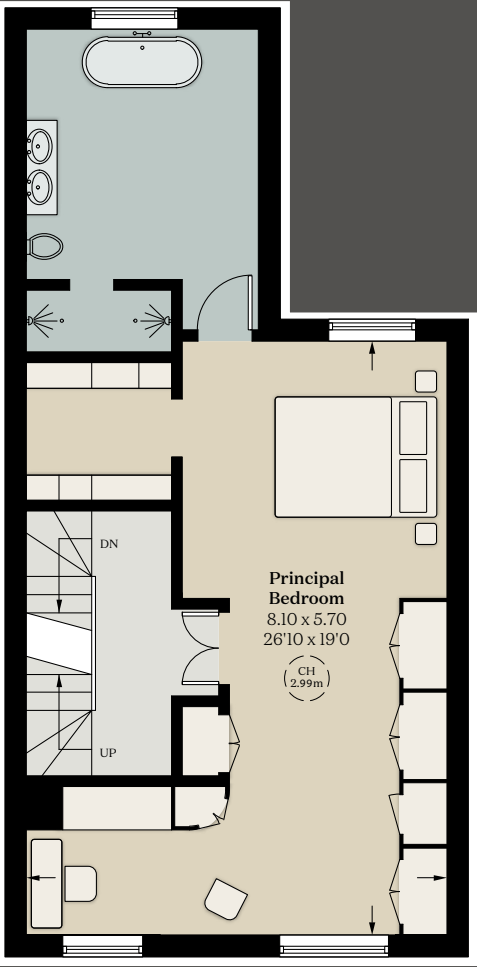
Lower Ground Floor



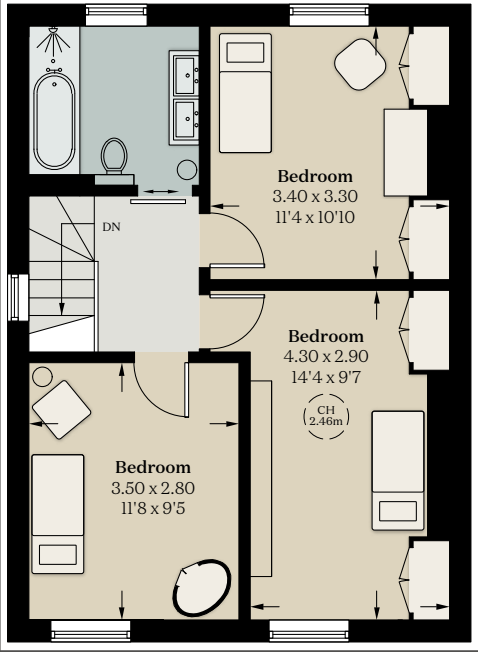
Ground Floor



First Floor



Second Floor



Approximate Gross
Internal Area
2,975 sq ft / 276.4 sq m

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We would be delighted
to tell you more.

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