

Aldridge Road Villas

Notting Hill

W11



Architect designed and meticulously reworked by Ben Smith Architects, this exceptional freehold house is one of those rare Notting Hill homes that manages to feel both impressive and deeply livable. Extending to approximately 3,208 sq ft / 298 sq m across four floors, with five bedrooms, four bathrooms, wonderfully high ceilings, a south west facing garden and off street parking, it offers volume, outstanding natural light and beautifully balanced family accommodation.

Situated on Aldridge Road Villas, the house makes an immediate impression with its elegant blonde brick and stucco façade. Behind the handsome exterior, the interior has been thoughtfully reimagined to enhance light, flow and proportion, combining architectural clarity with warmth, character and practical family living.



The sense of arrival is superb. A generous entrance hall leads into a striking front reception room, where a large bay window draws in natural light and high ceilings amplify the feeling of scale.

Period detailing, including cornicing and architraves, adds texture and character, while the overall finish is calm, refined and beautifully judged.





To the rear, a fabulous full width reception room stretches across the house and provides a wonderful setting for both entertaining and everyday family life. Two sets of double French doors frame the garden beautifully and flood the room with light, creating an effortless connection between the interior and the landscaped rear aspect.





The lower ground floor has been designed around modern living and entertaining. There is a wonderful media room, a further bedroom, a shower room, utility room and guest WC, alongside an exceptional open plan kitchen, dining and family room that forms the true heart of the house.

Large in scale and highly functional, the kitchen is arranged around a substantial island and bespoke cabinetry, with a soft, understated palette and integrated appliances. Overhead skylights bring in even more natural light, while expansive doors open directly onto the fabulous south-west facing garden, making this an outstanding space for gatherings, family life and entertaining.







The entire first floor is devoted to an incredible principal suite. The bedroom is beautifully proportioned and features a full wall of built-in wardrobes, while a separate walk-in dressing room adds a rare sense of luxury. The en suite bathroom is particularly generous, finished with a bath, separate shower and twin basins.







On the second floor are three further bedrooms, all bright and well sized. One has its own en suite bathroom, while the other two share a family bathroom with both a bath and separate shower.

Location

Aldridge Road Villas is quietly positioned in one of Notting Hill's most desirable residential pockets, moments from the energy and colour of Portobello Road and Golborne Road. This is a part of the neighbourhood known for its blend of architectural charm, independent spirit and some of West London's best food, fashion and antiques.

Weekends here can mean coffee and produce shopping on Golborne Road, browsing the market on Portobello, or walking the canal towards Little Venice. The area is rich with neighbourhood favourites, destination restaurants and excellent local shops, giving the address a lifestyle quality as strong as the house itself.

For transport, Ladbroke Grove, Westbourne Park and Notting Hill Gate are all within easy reach, providing convenient access across London, while Paddington and the Elizabeth Line are also readily accessible for fast connections across the city and to Heathrow.

Key features

Architect-designed house by Ben Smith Architects

Approx. 3,208 sq ft / 298 sq m

Freehold

Five bedrooms

Four bathrooms

Grand entrance hall

Beautiful bay-fronted reception room

Full-width rear reception room

Large open-plan kitchen / dining / family room

Media room

Utility room

Guest WC

Principal suite with walk-in dressing room

South-west facing private garden

Off-street parking for one car

Wonderfully high ceilings

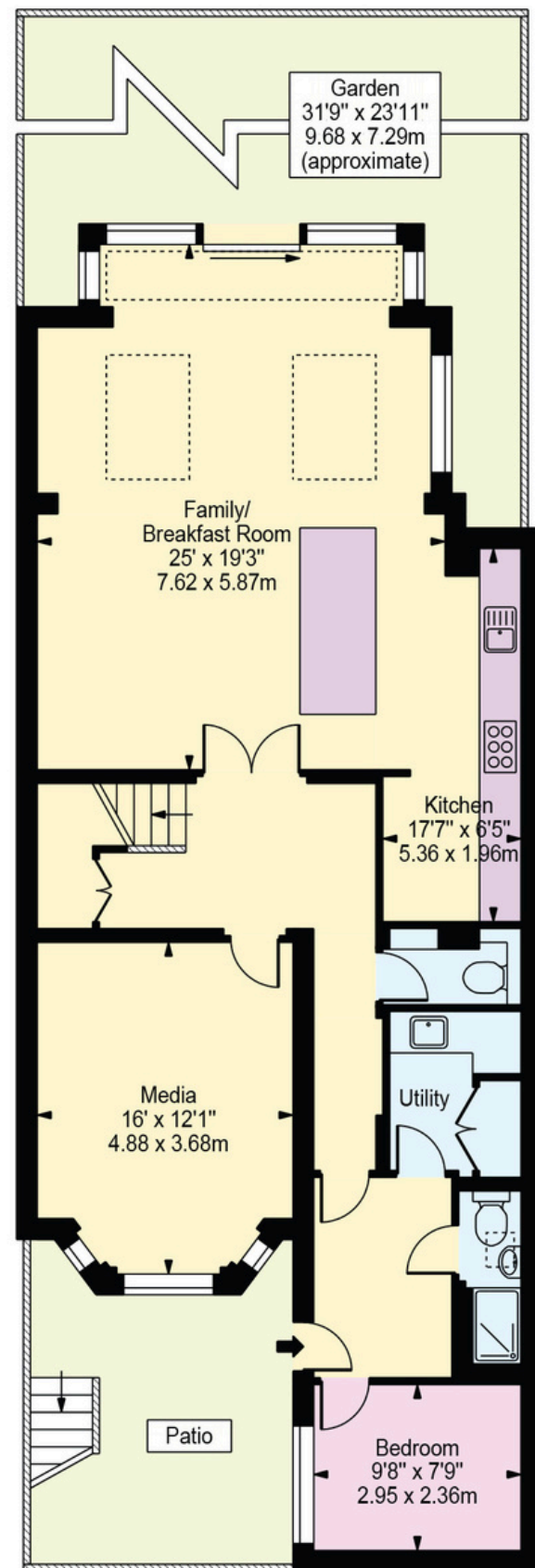
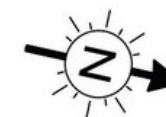
EPC: C

Council Tax Band: H

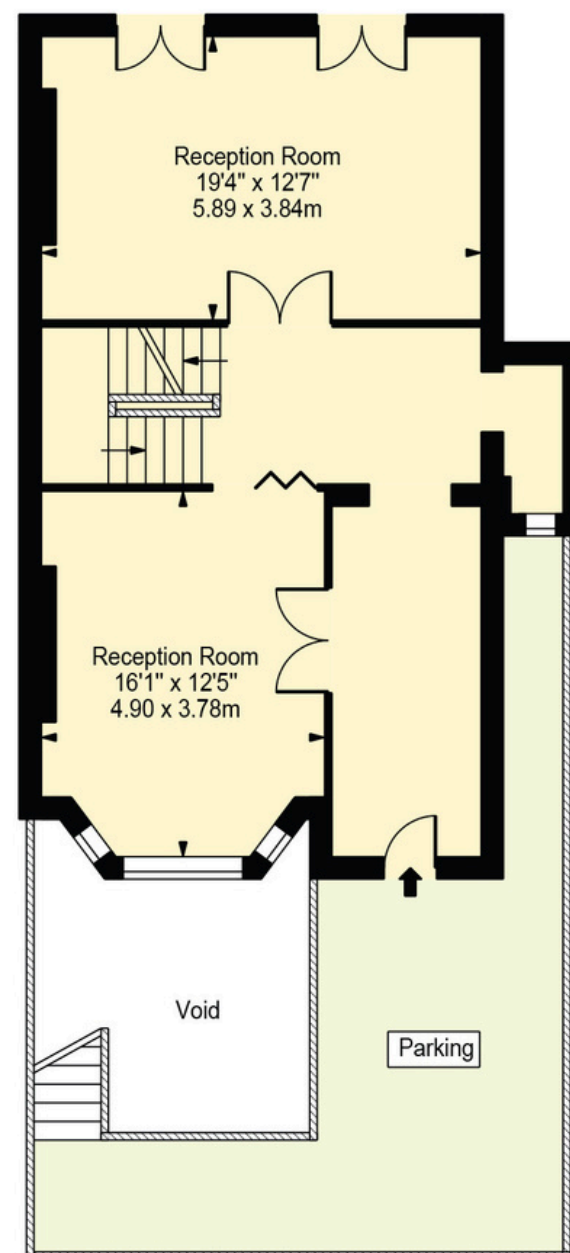
Aldridge Road Villas

Approx. Gross Internal Area

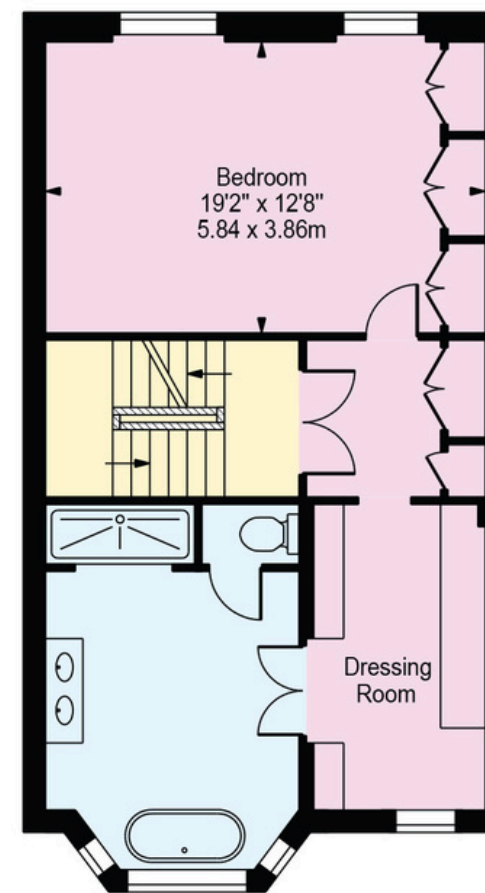
297.85 sq m / 3206 sq ft



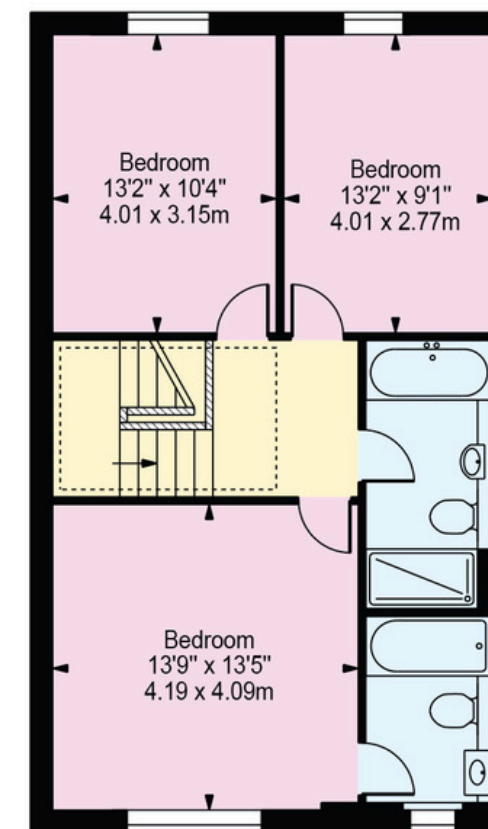
Lower Ground Floor



Ground Floor



First Floor



Second Floor

For Illustration Purposes Only

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.

Terms

Asking Price - £5,999,950

Local Authority - London Borough of Westminster

Tenure- Freehold

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