



ALDRIDGE LODGE

Notting Hill W11



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A stunning architect designed Notting Hill House defined by volume,
light and thoughtful contemporary living.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



LIGHT FILLED MODERN SPACIOUS DESIGN

This beautifully designed, high specification house by an award winning architect and set within a Conservation Area offers a highly considered layout across two principal floors, combining modern architecture with exemplary proportions.

The ground floor is arranged around a striking central lightwell, drawing natural light deep into the plan and linking a generous reception room with a well proportioned kitchen and dining space. Double height ceilings enhance the sense of volume, while polished concrete flooring with underfloor heating runs throughout. The space is supported by Prolicht app controlled lighting, bespoke concealed lighting and an integrated Sonos system.

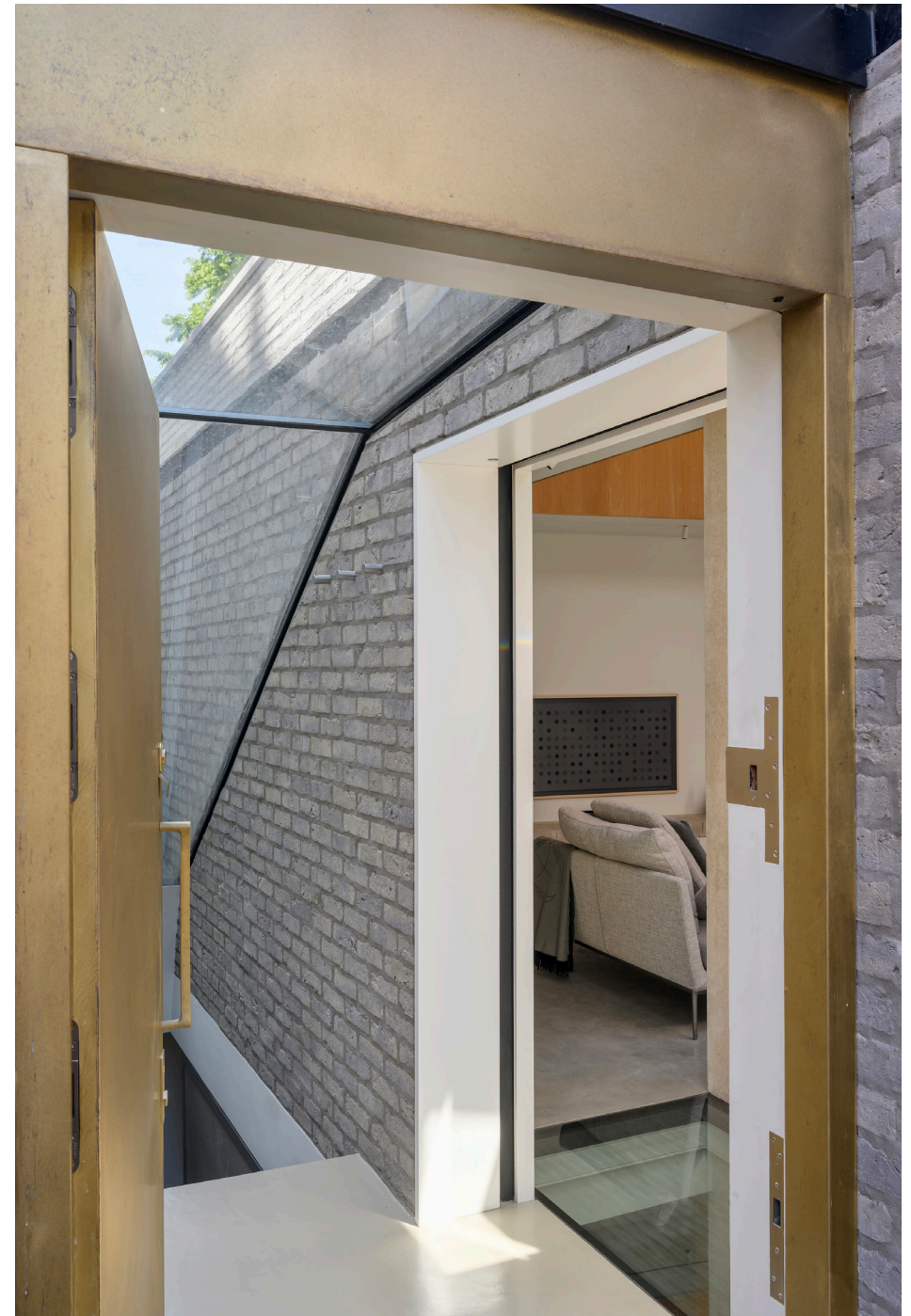




BALANCED LIGHT FILLED COURTYARD BEDROOMS

The lower ground floor provides balanced bedroom accommodation, including a substantial principal suite and second double bedroom, both centred on a private courtyard garden. Bathrooms are finished in Salvatori marble with bespoke vanities, Vola Arne Jacobsen fittings and a steam shower.

The house is presented in excellent condition, with an exceptional level of specification including Miele appliances, bespoke cabinetry and ironmongery, CAT 5 cabling, full coverage WiFi, Panoramah Technoform double glazing, Doorbird entry, security cameras and a full Banham alarm system, all maintained under specialist contracts. A rare combination of design integrity, cutting edge technology and refined materiality.

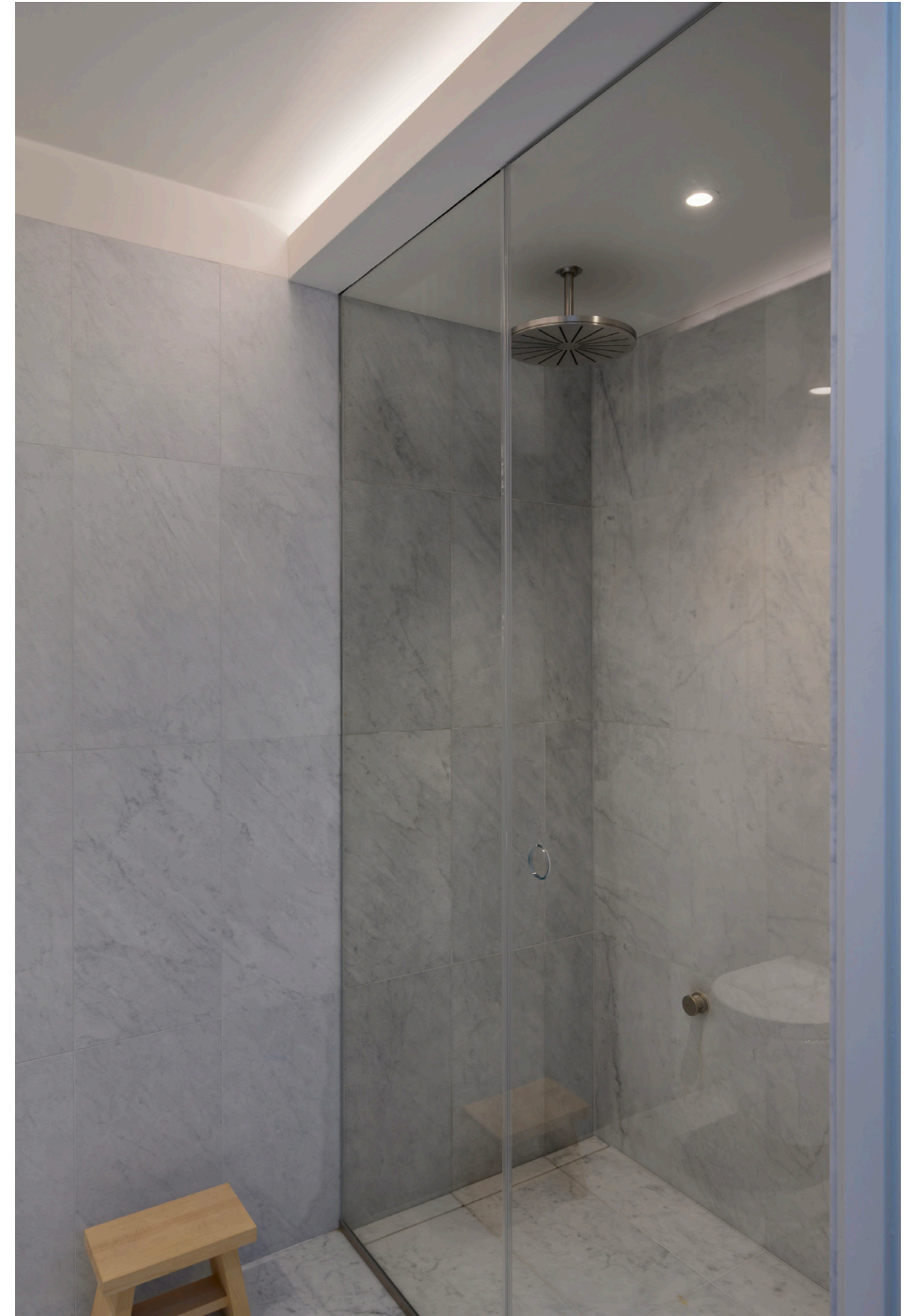






LOCATION

Aldridge Road Villas is a prime residential address in Notting Hill, ideally positioned moments from Westbourne Grove and Portobello Road. The area offers an exceptional mix of independent retailers, cafés and restaurants, alongside excellent transport connections and access to green spaces. This is a location that combines village character with central London convenience.




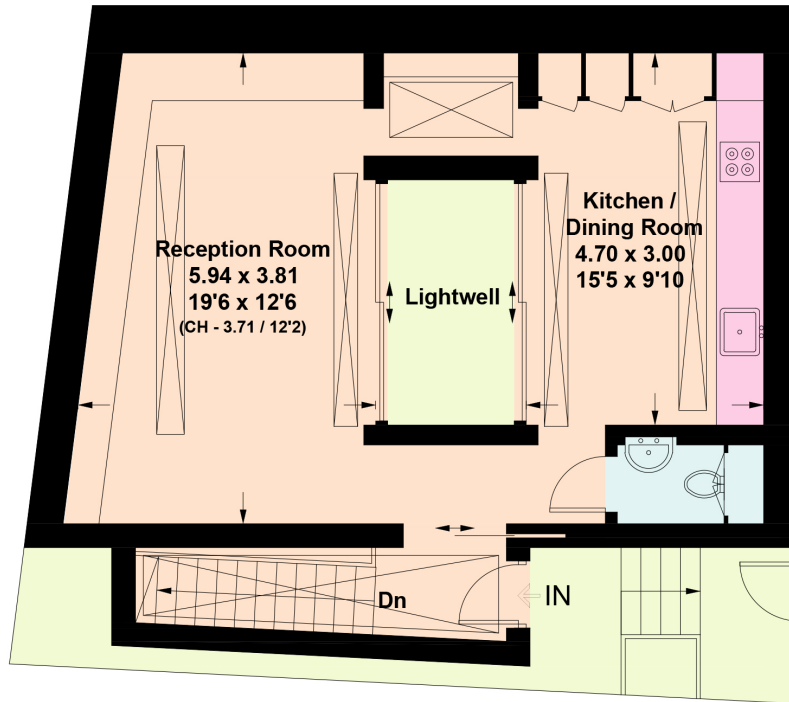


Aldridge Road Villas, W11

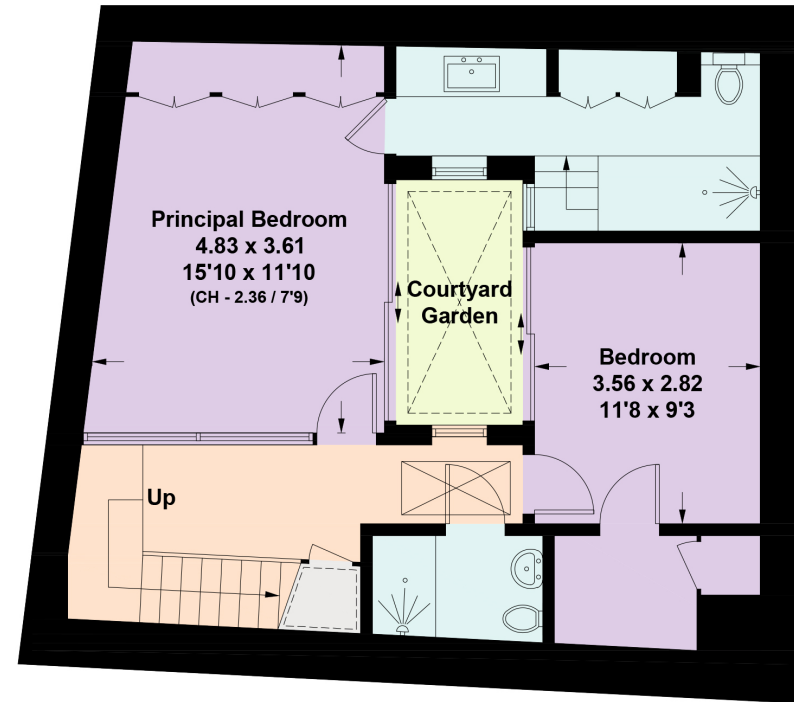
Approximate Floor Area = 105.8 sq m / 1139 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft) /
 Excluding Lightwell & Courtyard Garden



 = Reduced head height below 1.5m



Ground Floor



Lower Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1304963)

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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