



LANDSDOWNE CRESCENT

Notting Hill W11



STUNNING COMMUNAL GARDEN HOME

A rare opportunity to acquire an exceptional family house with direct access to one of Notting Hill's most sought-after communal gardens, offering the chance to create a superb family home.



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EPC

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Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price : £7,500,000



GRAND FAMILY LIVING

This impressive family house offers beautifully proportioned and wonderfully versatile accommodation arranged over six floors, creating a home that works exceptionally well for both everyday family life and entertaining.

A grand entrance hall sets the tone for the house, which combines excellent volume and natural light with a wonderful sense of space throughout. Extending to approximately 4,008 sq ft, the kitchen and dining room are positioned on the ground floor, providing a natural heart to the home, while the magnificent first-floor drawing room enjoys glorious views across the communal gardens. The bedroom accommodation is currently arranged as six bedrooms with three bathrooms/shower rooms, offering excellent flexibility for family living.







COMMUNAL GARDEN LIVING

To the rear, a private patio leads directly onto the beautiful communal gardens, providing a wonderful extension of the house and an idyllic setting for family life. Whether enjoying the gardens with children, entertaining friends or simply spending time outside, the direct access creates a very special connection between the house and this exceptional green space. To the front, the house also enjoys attractive views along the crescent.

With its generous proportions, wonderful entertaining space and direct access to the communal gardens, this is a particularly warm and special family home, offering the very best of Notting Hill garden-square living.

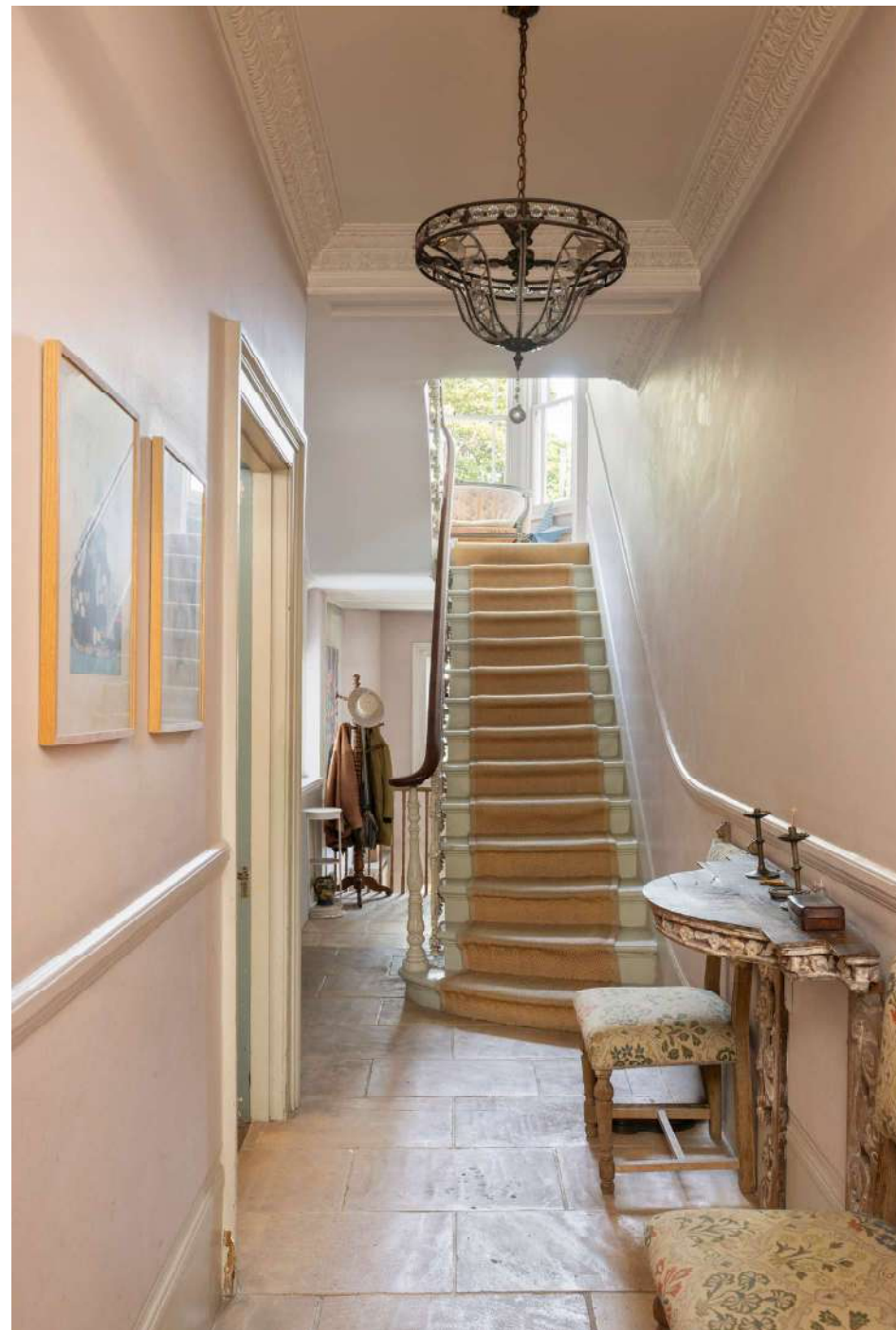




VILLAGE LIVING IN THE CITY

Lansdowne Crescent is one of Notting Hill's most desirable addresses, renowned for its elegant architecture and beautiful communal gardens.

Ideally positioned just to the west of Westbourne Grove, the house is within easy reach of the shops, restaurants and cafés of Westbourne Grove, as well as the wider amenities of Notting Hill. Excellent transport connections and a good selection of highly regarded local schools are also close by.



Lansdowne Crescent, W11

Approximate Gross Internal Area = 372.4 sq m / 4008 sq ft

Vaults = 10.2 sq m / 110 sq ft

Total = 382.6 sq m / 4118 sq ft

(Excluding Void / Including Loft Space)

Including Limited Use Area (11.6 sq m / 125 sq ft)



(Including Loft Space)

Approximate Gross Internal Area = 372.4 sq m / 4008 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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