



KENSINGTON PARK ROAD



Kensington Park Road, W11

Stunning semi-detached home with off-street parking set back behind an exceptionally wide frontage. The house opens onto a beautiful, private rear garden which extends to approximately 90 feet and backs onto the southernmost end of the Portobello Road.

The proportions of this incredible property are immediately striking. The raised ground floor is given over to a full-width double reception room, where excellent ceiling height and natural light create an elegant yet calm space with huge windows which frame the garden behind.







The garden level forms the centre of the house, with a wide open-plan kitchen, dining and living space extending across the entire footprint. Doors open directly onto the garden, creating an easy flow between inside and out. A separate utility room and cloakroom are also on this floor.











The first floor is dedicated to a fabulous principal suite with a small terrace off the bedroom, offering a quiet place to step out above the garden.

Three further double bedrooms are arranged across the upper levels, including an enormous loft room which is perfect for a nanny or elder child.

















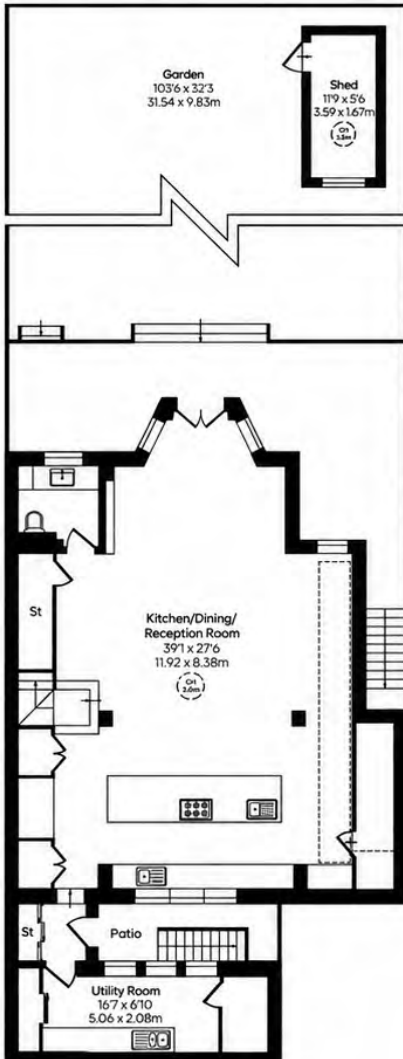




Kensington Park Road is one of Notting Hill's most established addresses, known for its width, mature trees, and proximity to both Westbourne Grove and Portobello Road. Holland Park and Kensington Park Gardens are less than a ten minute walk away. The Notting Hill tube station, just moments away, provides access to the Central, Circle, and District lines, while a strong selection of schools nearby includes Wetherby, Pembridge Hall, and Notting Hill Prep. The surrounding streets offer a village-like feel, with an excellent mix of cafés, independent shops, and long-standing local favourites all within easy reach.

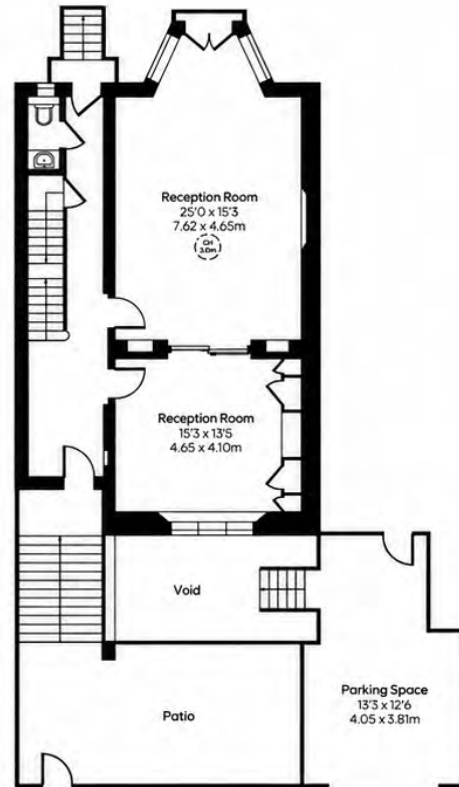
Kensington Park Road, W11

Local Authority - **Royal Borough of Kensington and Chelsea**

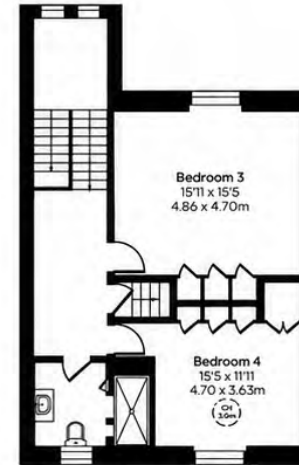


Lower Ground Floor

Approximate Gross Internal Area =
3,943 sq ft / 366 sq m (including shed)
Shed = 64 sq ft / 5 sq m



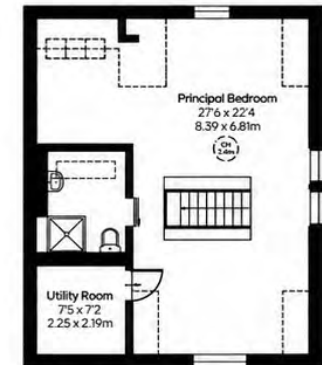
Ground Floor



Second Floor

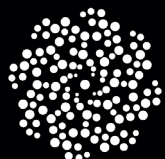


First Floor



Third Floor

- Reception room
- Dining room/study
- Kitchen dining room
- Utility room
- Cloakroom
- Principal suite
- Three double bedrooms
- Two bathrooms
- Lawned garden
- Off-street parking



MOUNTGRANGE
PRIVATE OFFICE

27 Kensington Park Road, London W11 2EU

liz@mountgrangeheritage.co.uk

julia@mountgrangeheritage.co.uk