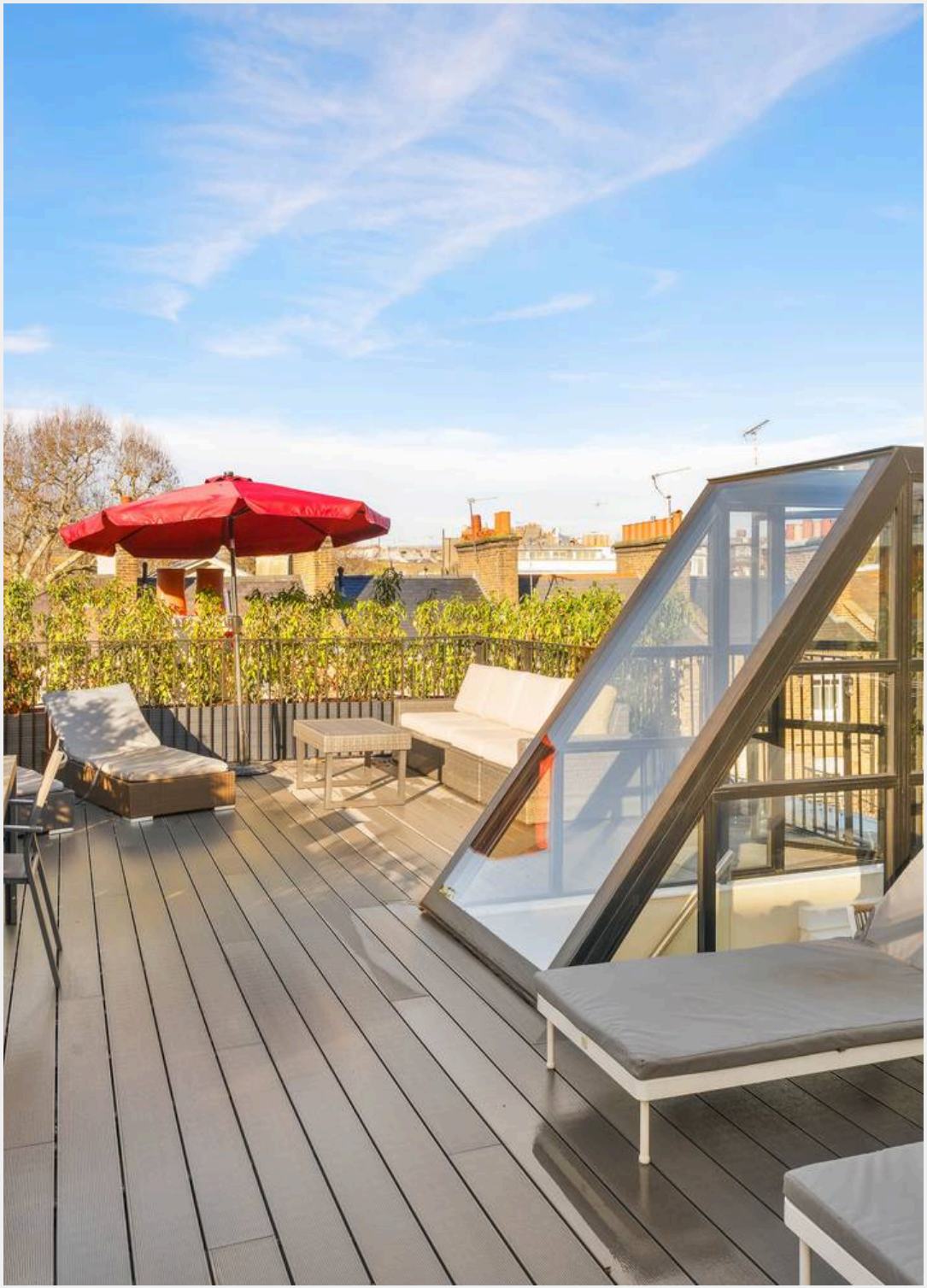
RIGBY & MARCHANT

Victoria Gardens

Notting Hill W11

Guide Price **£5,500,000**



An exceptional double-fronted house arranged over only four floors, with stunning roof terrace and the additional benefit of off street and underground parking, a private garden, enviably located in Notting Hill, W11.

Tucked discreetly behind the hustle and bustle of Notting Hill Gate, this exceptional Victoria Gardens home is a beautifully balanced example of modern architecture, where classic proportions meet a calm, contemporary sensibility. Light moves easily through the house, with generous ceiling heights and tall sash windows lending an effortless sense of volume and flow.

Stepping through the front door, an inviting hallway leads you to the principal reception space that feels both elegant and relaxed, a room equally suited to quiet evenings or lively gatherings. This space is mirrored below for the kitchen and dining space, forming the natural heart of the home, thoughtfully designed and opening towards the garden to create an easy connection between inside and out. A guest bedroom suite completes the lower ground floor.

A great space for a home gym or study sits beside the front door with views of the Victorian street scene beyond. Upstairs, the bedrooms are calm and well considered. The principal suite is quietly indulgent, stretching across the entire first floor, enjoying light from both the South and the West. The second floor and its additional rooms offer flexibility for family life, guests, or working from home. Bathrooms are finished with a restrained palette that complements the character of the house.

Outside, the garden provides a peaceful pocket of greenery, perfect for morning coffee or summer evenings but it is the stunning roof terrace, accessed via the central staircase that wows. Large enough for parties, discreet enough to sit back and relax, it is the crowning element to this exceptional newly built home.

BALLETS RUSSES
de DIAGHILEV

BALLETS RUSSES
GRANDE SALLE DE PARIS

Victoria Gardens is a quiet street just off Notting Hill Gate. It has great communication links to the West End and City via the London Underground (Central, circle and District lines). Notting Hill Gate is also a major bus interchange with north/south, east/west links.

Council Tax band: H

Tenure: Freehold

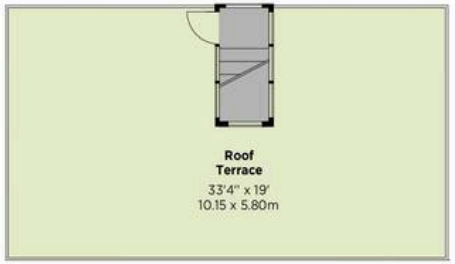
- Freehold
- Stunning roof terrace
- Off street parking
- 4 bedroom suites

Victoria Gardens, W11

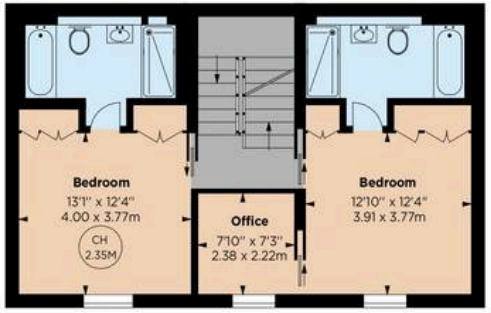
APPROX. GROSS INTERNAL AREA *
3517 Sq Ft - 326.8 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

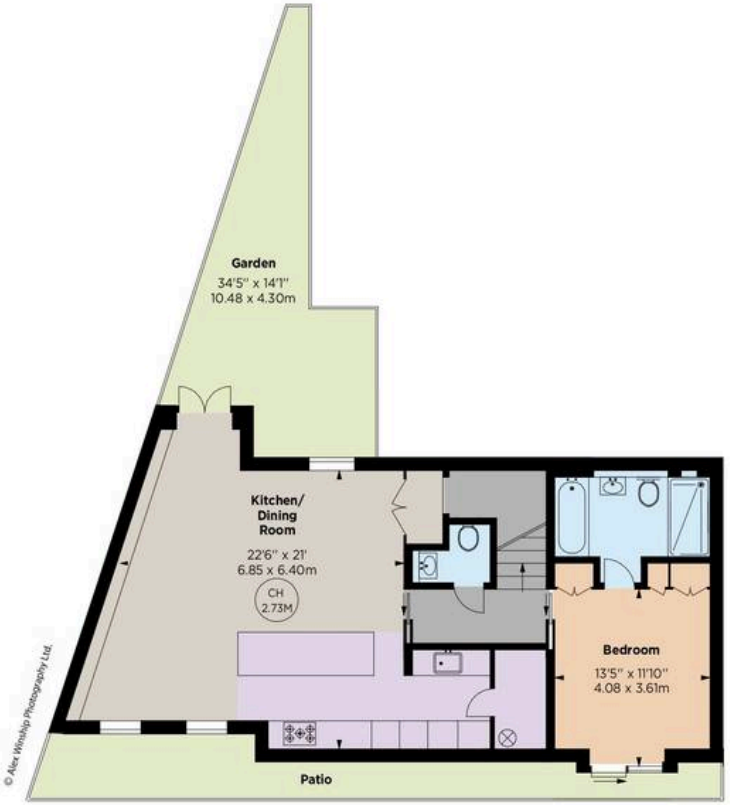
Key :
CH - Ceiling Height



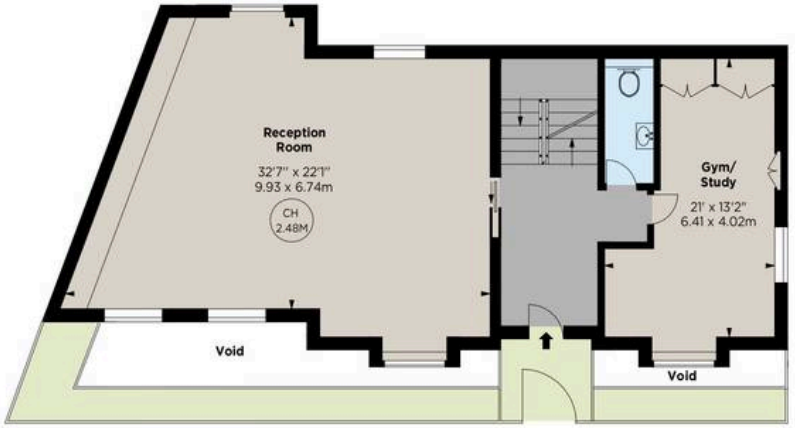
THIRD FLOOR



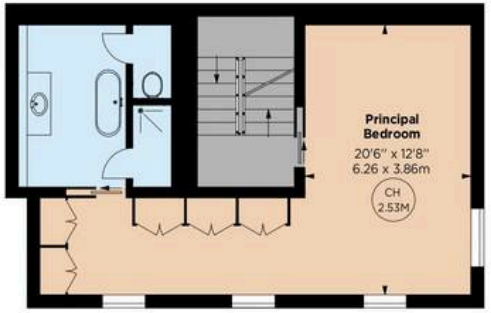
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

ALEX WINSHIP Photography
* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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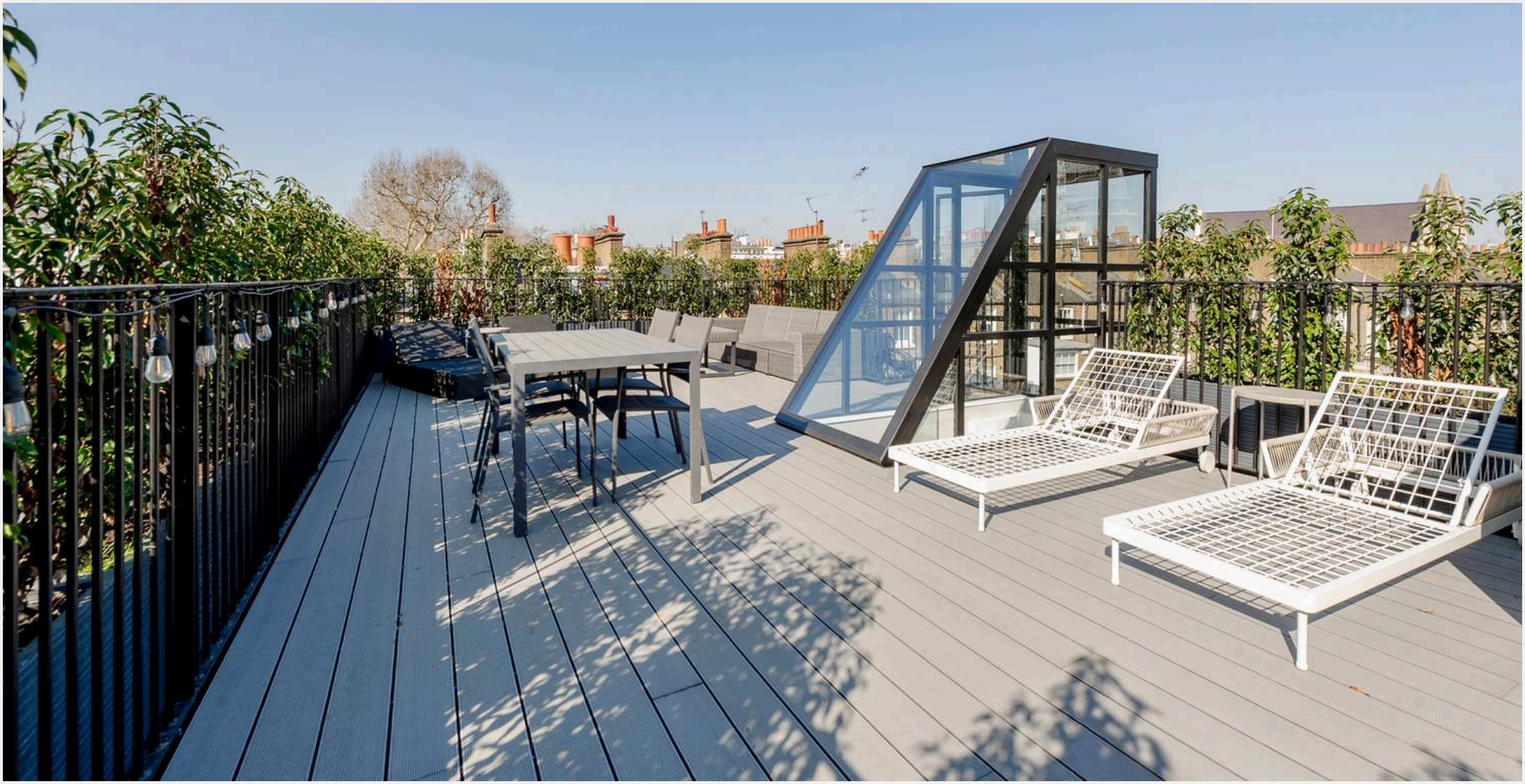

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