



HIPPODROME PLACE

Notting Hill W11



BEAUTIFULLY DESIGNED HOME

A stunningly designed home in Notting Hill, W11.



Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax band: H

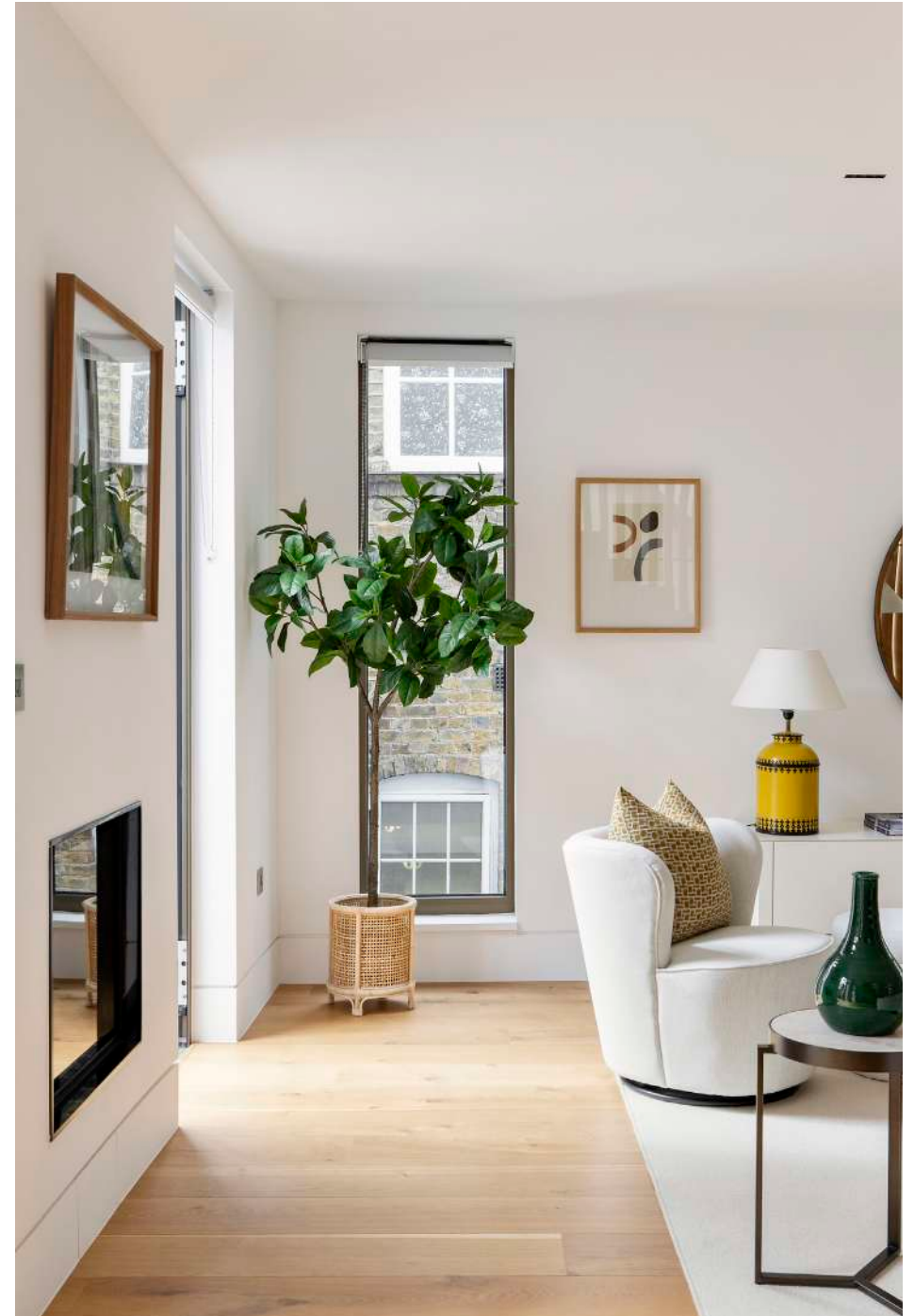
Tenure: Freehold

Guide Price : £3,000,000



SOPHISTICATED NEW BUILD

Set over three floors, a wonderful and cleverly designed three bedroom new-build home boasting striking clean lines with exceptional finishes throughout. The ground floor, accessed via a discreet private courtyard with secure off street parking, benefits from a large entrance hall with bespoke hidden storage as well as a bedroom suite and guest cloakroom.





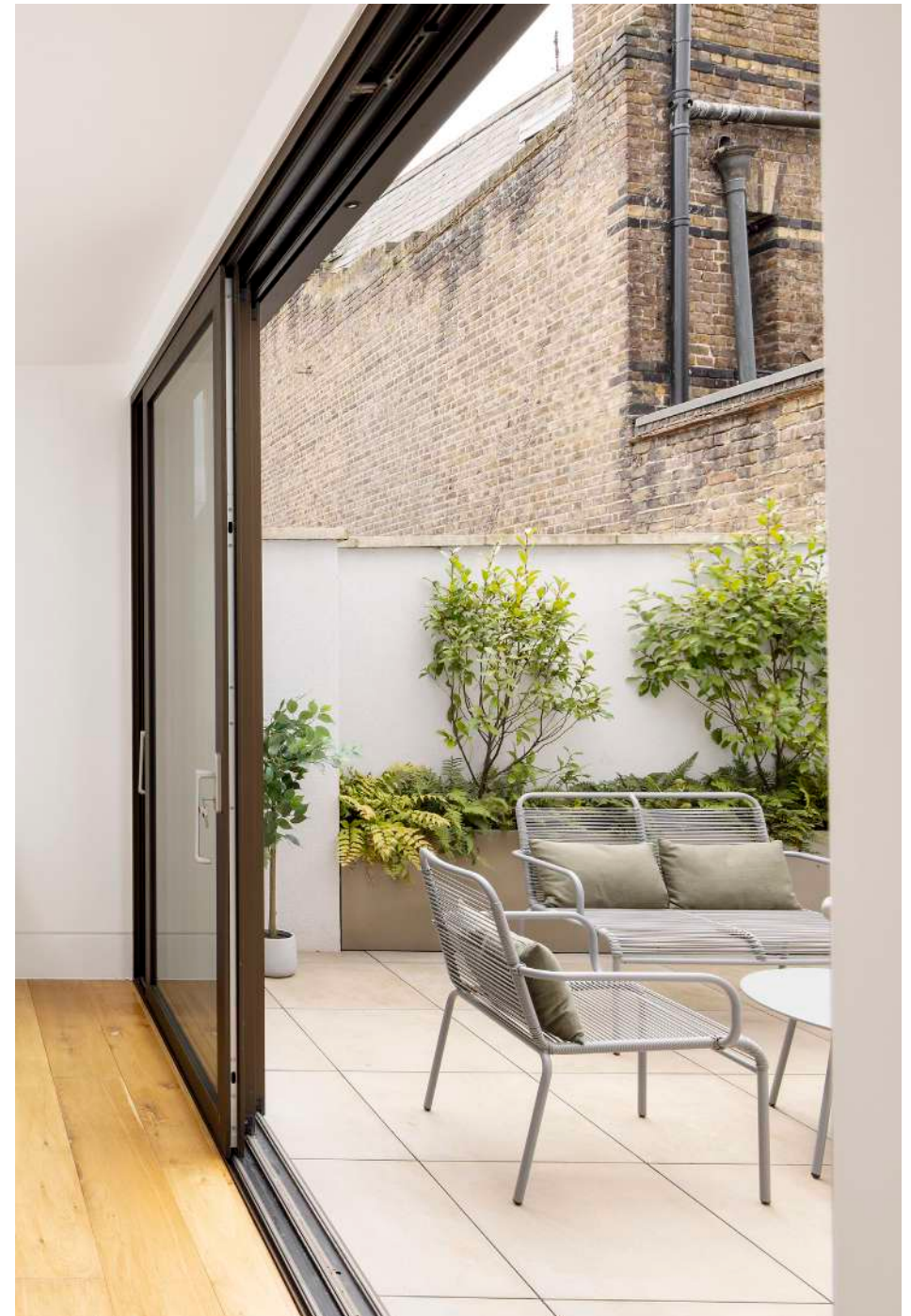




INDOOR OUTDOOR LIVING

The first floor is an incredibly bright, double aspect space with large reception room with wooden floors and access to a south facing terrace with built-in BBQ area. On the other side of the terrace are bi-folding doors to a light-filled study area. The top floor has two excellent bedroom suites. This stunning modern home further benefits from zoned underfloor heating throughout, Rako programmable lighting and a parking turntable.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



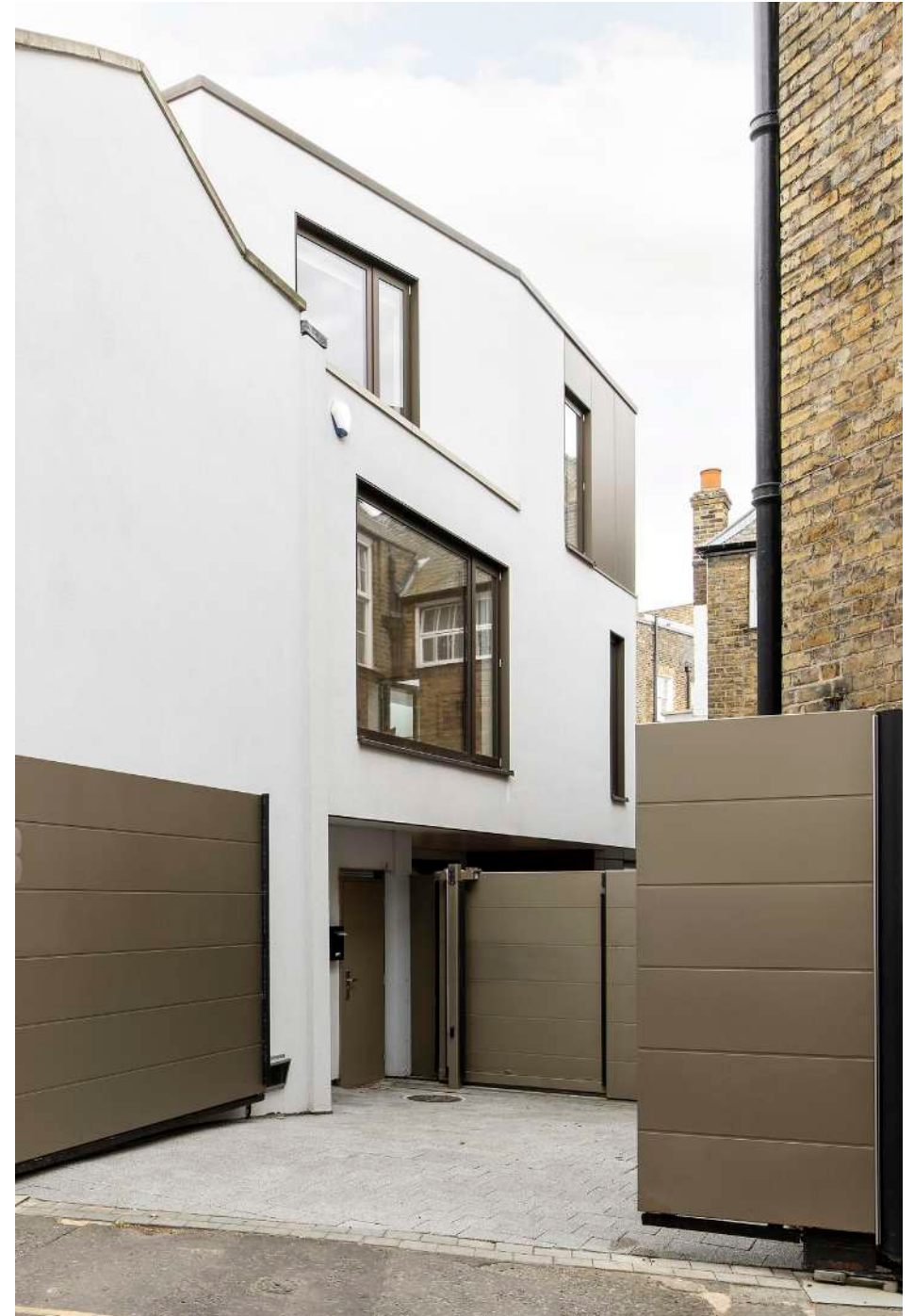




LIFESTYLE & LOCATION

Situated in the heart of Holland Park, Hippodrome Place is surrounded by all the wonderful boutiques, bars and restaurants of Clarendon Cross and the wider areas of both Notting Hill and Holland Park. The wonderful open spaces of Holland Park are a short walk away. The recently reimagined Television Centre, Soho House and Electric Cinema – to name a few, are also exceptionally close. Holland Park and Latimer Road tube stations are within short walking distance.

Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability.







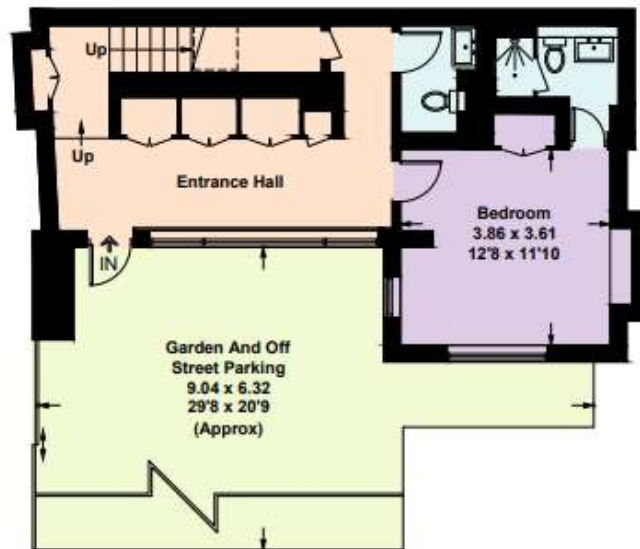
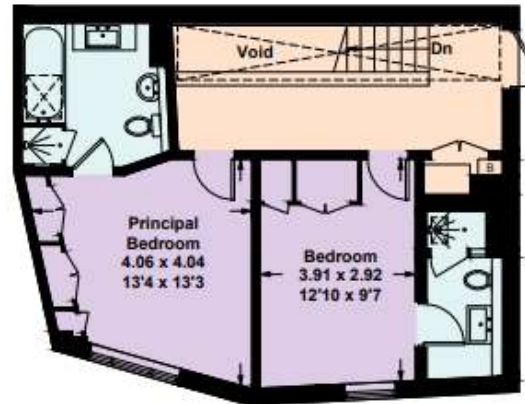
Hippodrome Place, W11

Approximate Floor Area = 167.9 sq m / 1807 sq ft
(Excluding Void)

Including Limited Use Area (2.4 sq m / 26 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Approximate Gross Internal Area = 167.9 sq m / 1807 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)

We would be delighted
to tell you more.

Jack Thomas
02039109732
Jack.Thomas@knightfrank.com

Knight Frank Notting Hill
294 Westbourne Grove
W11 2PS

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated April 2022. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.