



HEREFORD ROAD
Notting Hill W2



A CHARMING FOUR-BEDROOM GRADE II LISTED, FAMILY HOME

A rare opportunity to acquire a charming four-bedroom Grade II listed, white stucco-fronted family home on Hereford Road, located just off Westbourne Grove. The property is presented in very good order and enjoys a beautiful 37ft private garden.

Arranged over five floors, the house offers exceptional living space, with two full floors dedicated entirely to entertaining. The ground floor features a stunning family kitchen and a separate dining room that opens onto a balcony, leading directly down to the private garden.



Local Authority: City of Westminster

Council Tax: Band H

Tenure: Freehold

Guide Price: £5,825,000

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.







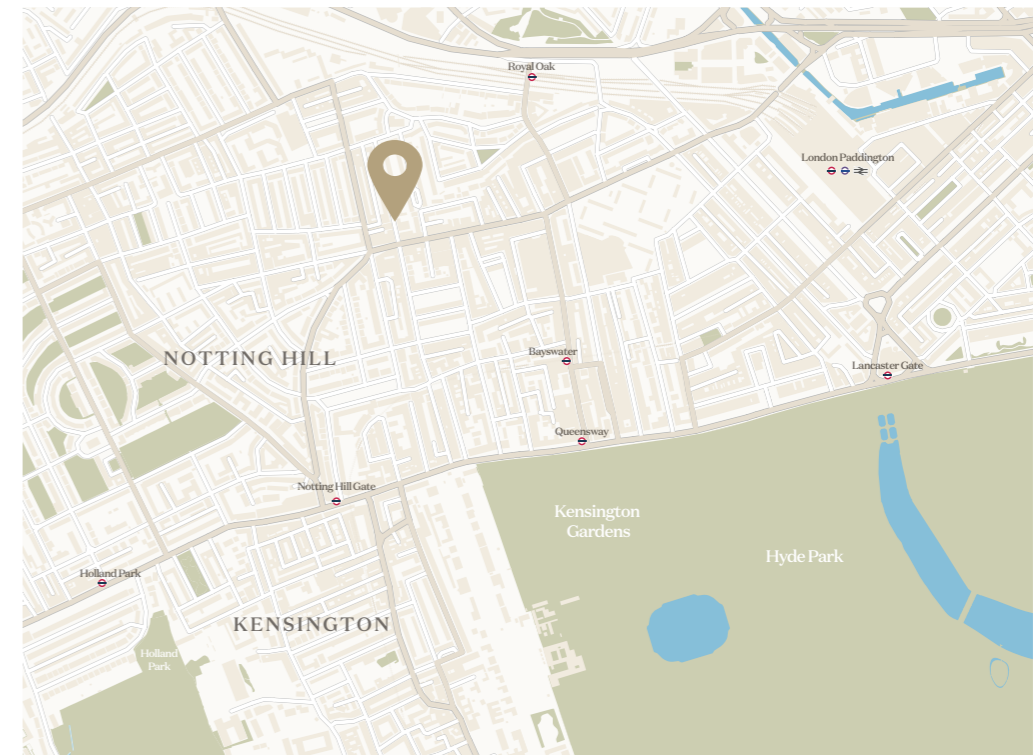




The principal bedroom suite occupies the second floor and benefits from wonderful natural light, generous proportions, and an impressive en-suite bathroom.

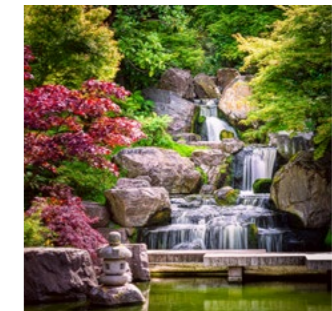
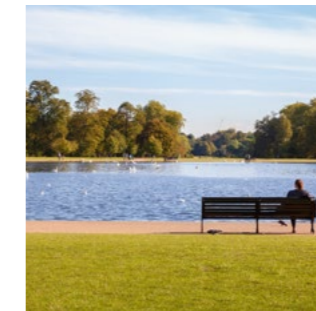


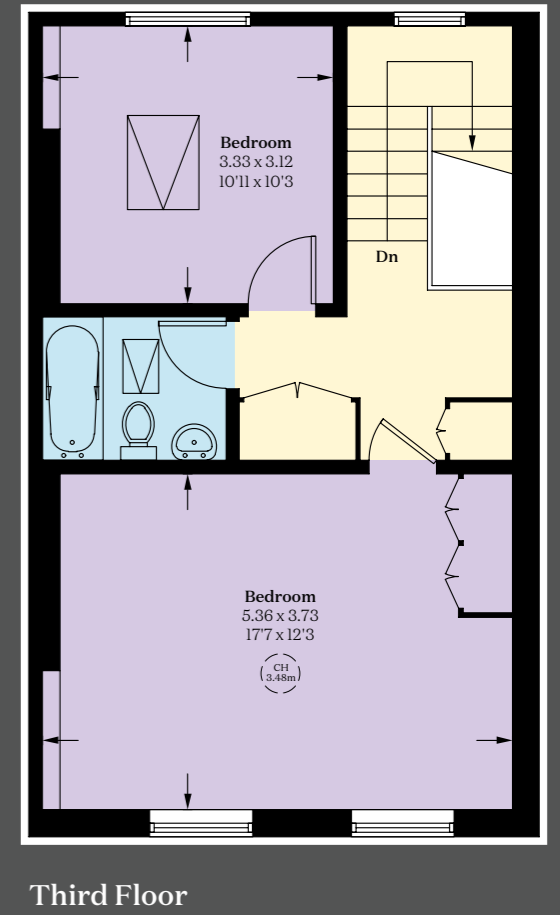
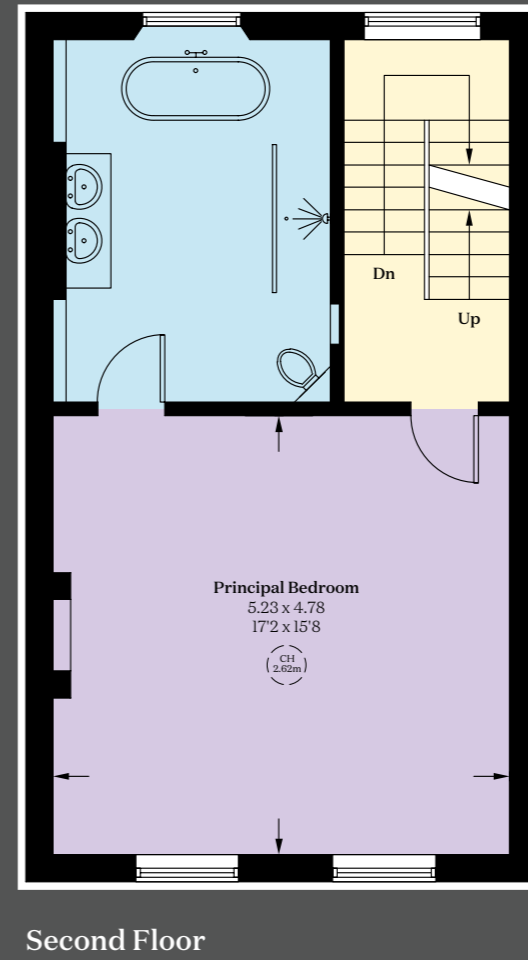
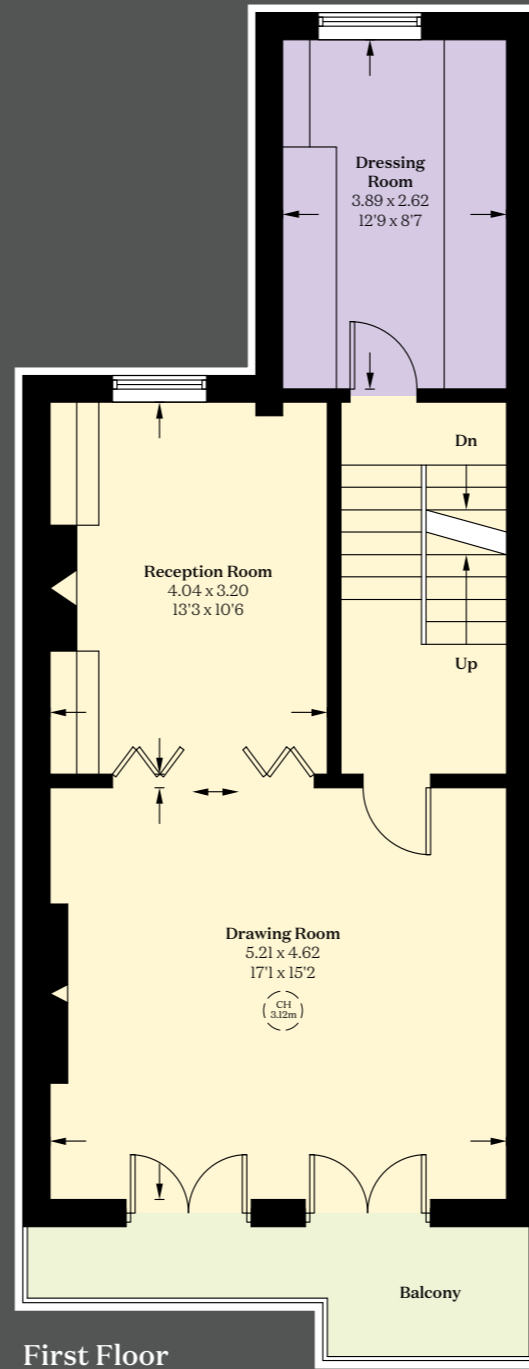
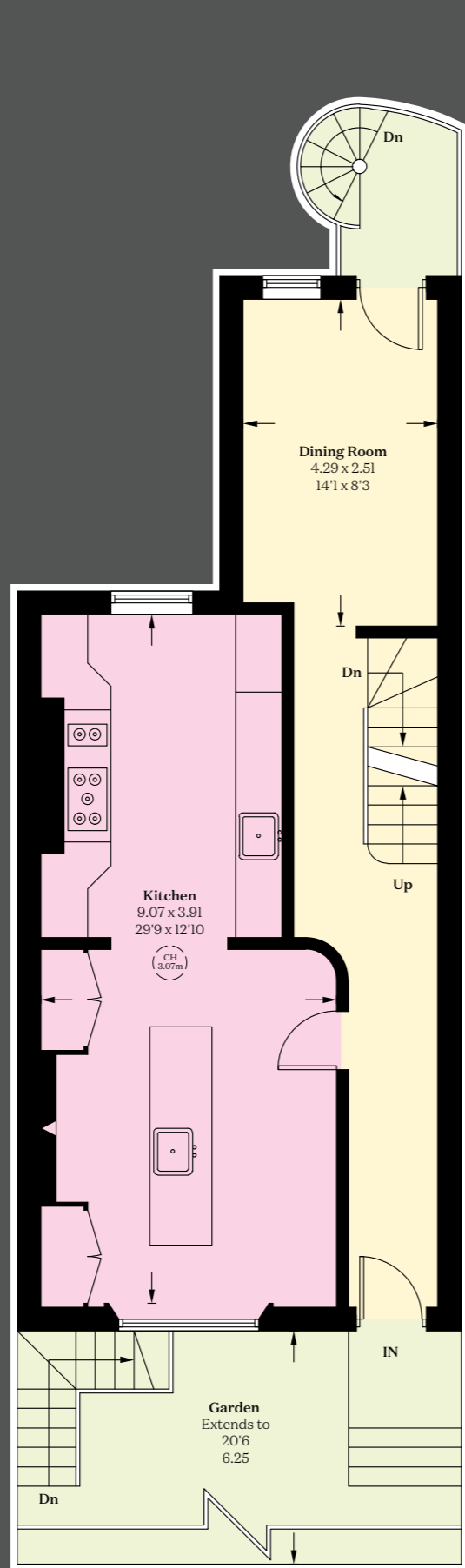
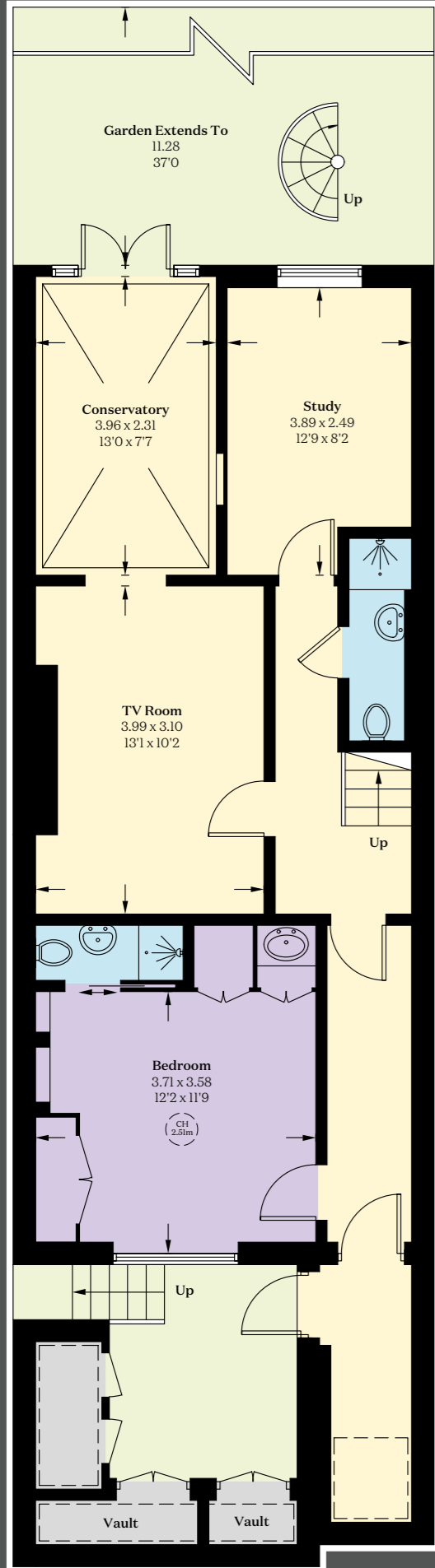




NOTTING HILL LIFESTYLE & WESTBOURNE GROVE AMENITIES

Hereford Road is located just off Westbourne Grove and is perfectly positioned for the area's excellent boutiques, cafés, and restaurants, as well as the newly opened Six Senses on Queensway. The house also benefits from superb transport links, including the Central, Circle, District, Hammersmith & City and Elizabeth lines, along with easy access west towards Heathrow Airport.





Approximate Gross Internal Area
2,983 sq ft / 277.1 sq m

Vaults
47 sq ft / 4.4 sq m

Total
3,030 sq ft / 281.5 sq m
including limited use area
5.9 sq m / 63 sq ft

Reduced head height under 1.5m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

We would be delighted
to tell you more.

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Your partners in property

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