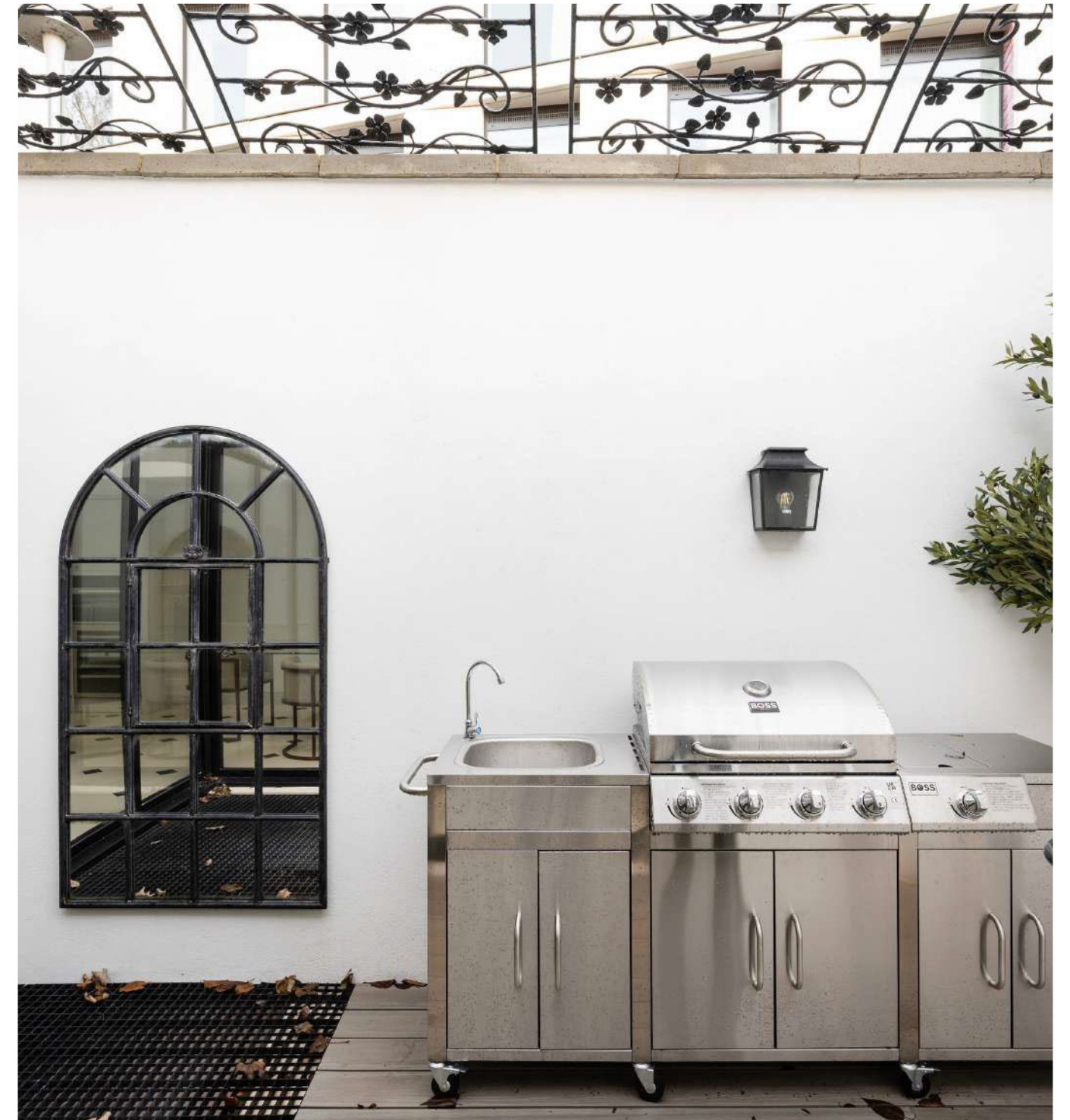




A stunning newly developed house, on a quiet street, moments from Notting Hill Gate. Subject to a meticulous scheme of reconstruction and refurbishment, this is a house that is full of pleasant surprises, attention to detail and tasteful finishes. The heritage of this period house has been blended seamlessly and most sympathetically with sleek, modern design and a contemporary palette.





On the ground floor, there is a superb double reception room with a formal drawing room towards the front and a dining area centrally located, creating easy, open-plan entertaining space. Towards the rear is a beautiful kitchen which is flooded with natural light and allows for more informal dining. There are doors leading out onto a patio area which allows for dining al-fresco in the summer months.





Discreetly positioned is also an excellent storage room at the rear. The basement has good ceiling height of over 2.7m and the doorways have been pushing up to their full height which accentuates the ceiling heights. Towards the front is a very good double bedroom with en-suite bathroom. In the hallway, there is a guest cloakroom with a hidden storage room and there is further storage under the stairs. Towards the rear is a very good reception room with open plan space which allows for media and informal reception space. Double doors lead through to a gym or office area, with lightwells either side, bringing natural light down to the basement level. There is also an excellent utility room.







On the first floor, there is a double bedroom towards the front and adjacent another good bedroom, both of which supported by a family bathroom on the half-landing. On the descond floor, there is a very good master bedroom with en-suite bathroom. There is an additional bedroom on the half landing which could also be a nursery, office or dressing room.

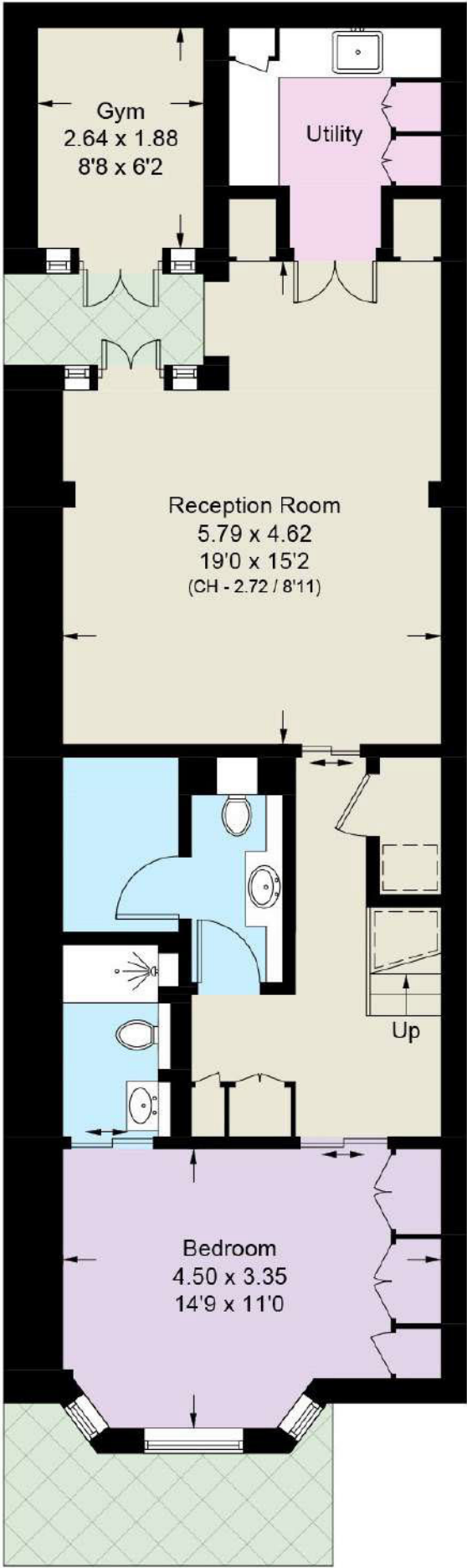




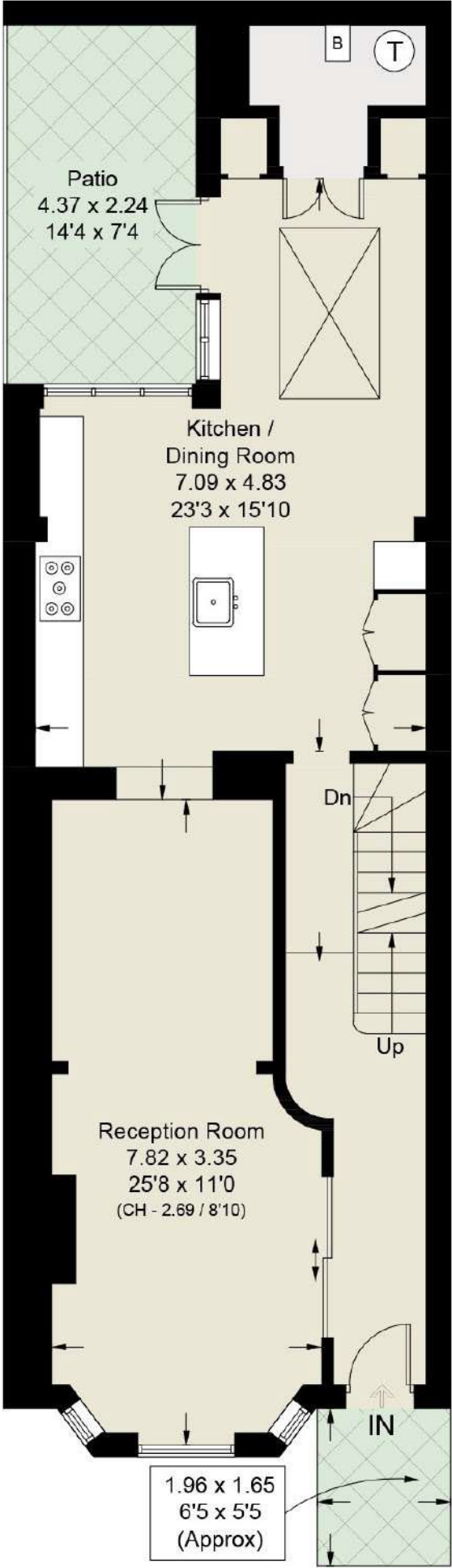


Victoria Gardens is a discreet address accessed by car from Ladbroke Road, but also on foot directly from Notting Hill Gate. Within easy reach are the vast array of world class amenities to be found in the immediate vicinity, as well as excellent transport links. Notting Hill is one of London's most desirable and sought-after locations.

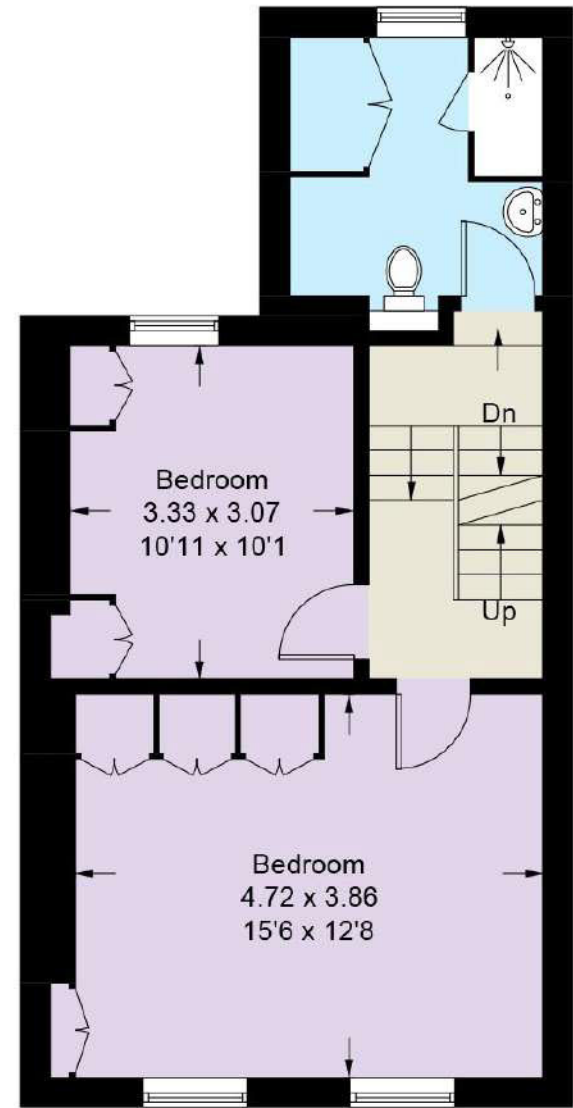




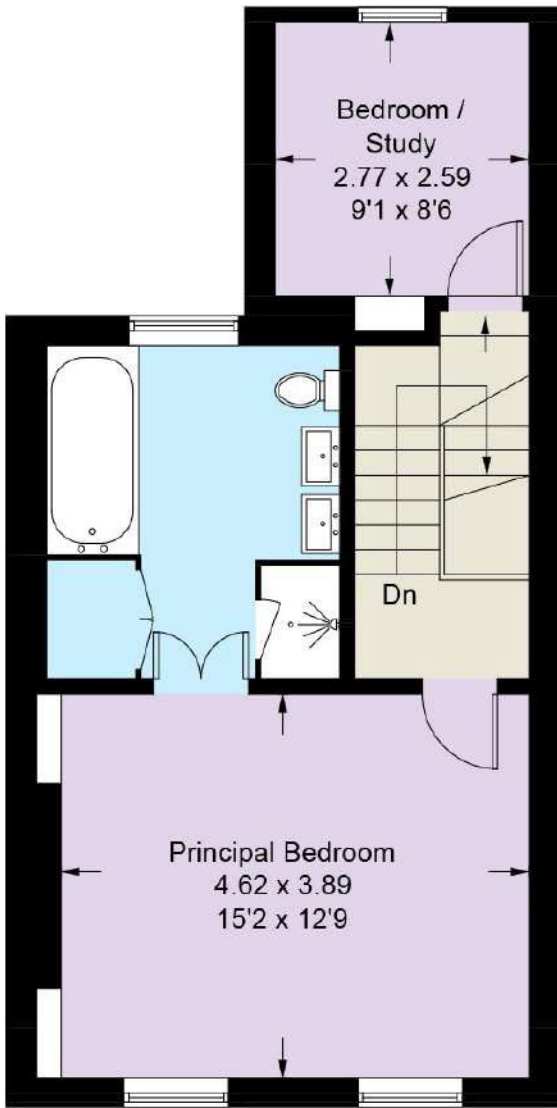
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE FLOOR AREA

Approximate Area = 2,512 Sq Ft / 233.4 Sq M
Including Limited Use Area (23 Sq Ft / 2.1 Sq M)

 = Reduced head height below 1.5m

VICTORIA GARDENS

GUIDE PRICE

£3,500,000

FREEHOLD

LOCAL AUTHORITY

Royal Borough of Kensington
and Chelsea

COUNCIL TAX BAND

H

EPC RATING

D



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