



LONSDALE ROAD, W11

£3,750,000 FREEHOLD

A CONTEMPORARY, FOUR STOREY HOUSE ON THE SOUTH SIDE OF THIS POPULAR STREET IN THE HEART OF NOTTING HILL WITH LARGE SOUTHERLY GARDEN AND TWO SUNNY ROOF TERRACES.

3 Bedrooms, 1 Reception Room, 3 Bathrooms, House, Terraced, Garden, Roof Terrace, Balcony, 1609 Approx Sq Ft

Winkworth

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

winkworth.co.uk

for every step...



DESCRIPTION:

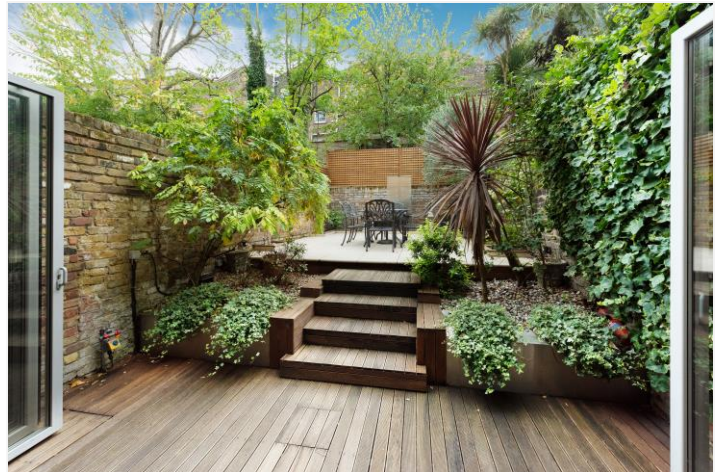
This stylish, contemporary house is on the south side of the street providing a lovely 30 foot south facing garden on to which the large open kitchen living space opens through full width concertinaing glass doors - perfect for indoor outdoor entertaining. On the ground floor is a further reception room, the first a principal bedroom with dressing room and bathroom and above on the second two further bedrooms and a further bathroom. There are additionally a terrace opening off the half landing and a full roof terrace above the house. The house has been wonderfully maintained and is presented in meticulous style and condition.

LOCATION:

Lonsdale Road is an attractive street of colourful houses, ideally located running parallel to and just behind the most fashionable stretch of Westbourne Grove with its many fashionable boutiques, restaurants and bars.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band G)

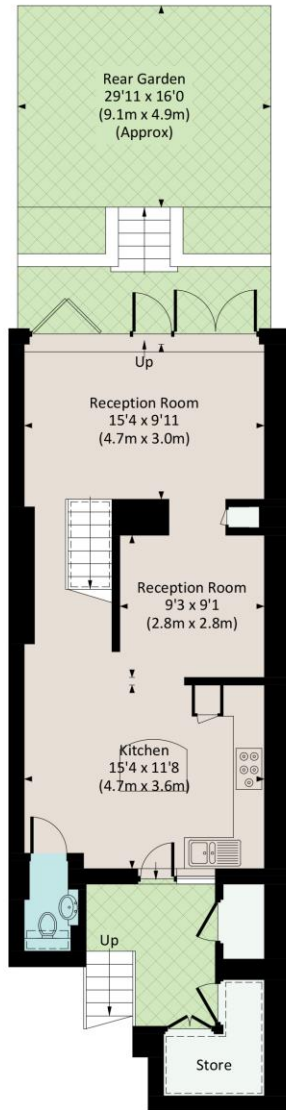


LONSDALE ROAD, W11

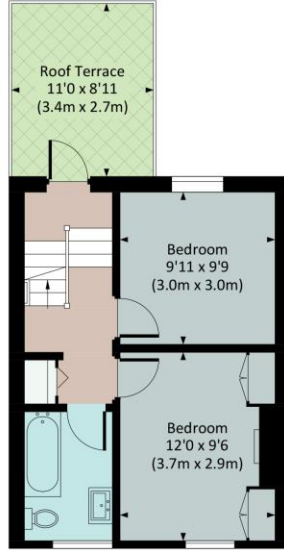
Approx. gross internal area
 1609 sq Ft. / 149.5 Sq M. Exc. Reduced Headroom / Store
 Reduced Headroom = 57 Sq Ft. / 5.3 Sq M
 Store = 50 Sq Ft. / 4.7 Sq M
 Total = 1716 Sq Ft. / 159.5 Sq M



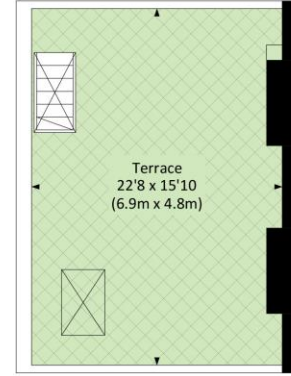
 = Reduced headroom below 1.5m / 5'0"



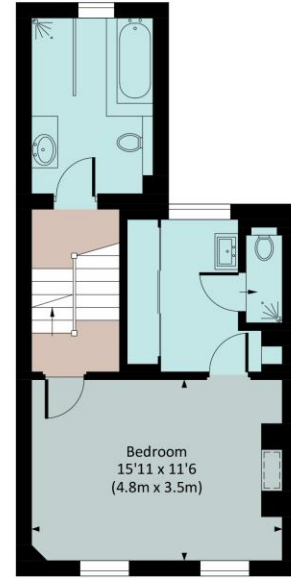
LOWER GROUND FLOOR



GROUND FLOOR



ROOF TERRACE

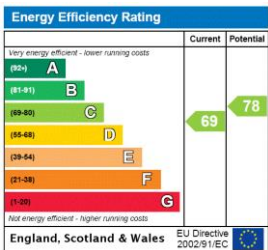


FIRST FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2022 www.dowlingjones.com 020 7610 9933

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk



winkworth.co.uk

for every step...

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.