

# Courtnell Street, W2

4 2 3

£3,500,000 *Freehold*

A substantial freehold terraced house arranged over four floors on this much sought after street in the heart of Notting Hill.

## KEY FEATURES

- Prime Notting Hill Location
- 2,141 Sq.ft
- Freehold
- Large City Garden
- Moments From Westbourne Grove
- Wonderful Family Home





**Notting Hill Sales**

0207 727 3227 | nottinghill@winkworth.co.uk

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The property offers approximately 2,141 sq ft / 198.9 sq m of internal accommodation with a highly practical family layout. The ground floor features an impressive double reception room leading through to a spacious kitchen overlooking the garden which extends to approximately 22 ft, creating excellent entertaining and outdoor dining space. The first floor provides two well-proportioned ensuite bedrooms, including one with access to a balcony. The second floor comprises generous primary bedroom suite with built in wardrobes and a large ensuite bathroom, to the rear of this floor is the fourth bedroom which could also work well as a nursery or office. The top floor is a versatile space which is currently laid out as a large office but could easily be converted into further bedrooms.

The house benefits from well-balanced room proportions throughout with multiple storage areas across each floor and the layout is ideally suited for family living and offers a rare opportunity to acquire a freehold house on a sought-after residential street in central London.



Located on Courtnell Street, the property is positioned moments from the amenities of Westbourne Grove, Portobello Road and Queensway. The open green spaces of Hyde Park and Kensington Gardens are within easy reach. Excellent transport links are available via Royal Oak, Bayswater, Queensway, and Paddington stations. The area offers an excellent selection of restaurants, cafés, boutiques, and local conveniences nearby.



## MATERIAL INFORMATION

**Tenure:** Freehold
**Council Tax Band:** G (Westminster)
**EPC rating:** D
**Is the property listed:** Property is not listed

**Utilities:**
**Electricity supply:** Mains Supply
**Sewerage supply:** Mains Supply
**Water supply:** Mains Supply
**Broadband** https://checker.ofcom.org.uk/en-gb/broadband-coverage
**Mobile Coverage** https://checker.ofcom.org.uk/en-gb/mobile-coverage

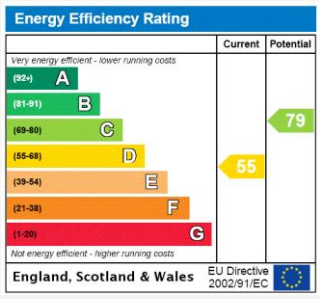
For more information, please ask the agent.












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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

# COURTNELL STREET, W2

Approx. gross internal area
2141 Sq Ft. / 198.9 Sq M.




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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. © 2017 www.dowlingjones.com 020 7610 9933

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