

Westbourne Grove, W11

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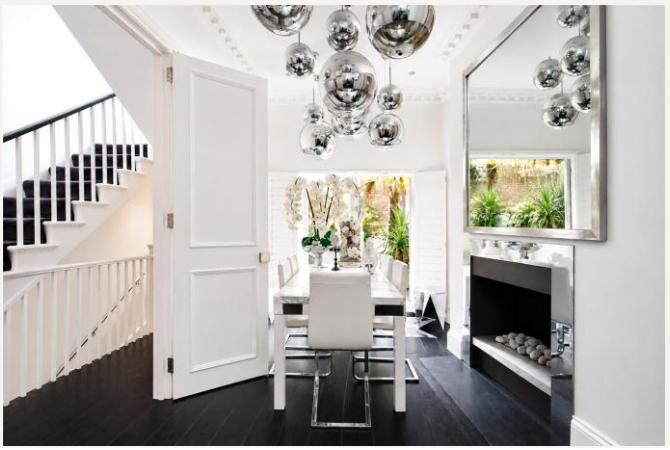
£4,500,000 *Freehold*

An exquisitely designed three-bedroom freehold townhouse spanning 1,869 sq ft, featuring a striking black facade, off-street parking, and abundant south-facing outdoor spaces in the heart of prime Notting Hill.

KEY FEATURES

- Prime Westbourne Grove Location
- Private off-street driveway
- Interconnecting first-floor drawing room
- Full second-floor principal suite
- Two south-facing roof terraces
- Landscaped south-facing garden





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Positioned within an exclusive and highly coveted terrace of just nine houses on Westbourne Grove, this exceptional home is distinguished by its striking black facade and the rare luxury of a private off-street driveway. Arranged across four immaculately presented floors, the interiors blend classical proportions with sleek, contemporary finishes - including dark timber flooring, bespoke joinery, ornate cornicing, and striking marble accents.



The raised ground floor is dedicated to effortless entertaining, housing a sleek, modern eat-in kitchen at the front that flows into a formal dining room. Double doors open directly onto a sunny south-facing terrace with steps descending to a secluded, landscaped patio garden. Ascending to the first floor, an elegant, interconnecting double drawing room boasts soaring ceilings, twin sash windows, and an abundance of natural light, complemented by a second south-facing roof terrace on the half-landing. The entire second floor is devoted to a serene principal suite, featuring generous built-in wardrobes and a lavish marble en-suite bathroom complete with a freestanding tub and walk-in shower. On the lower ground floor - which also benefits from its own private street entrance - are two well-proportioned guest bedrooms, one uniquely appointed with a freestanding bath within the room, alongside an additional shower room and direct garden access.



223 Westbourne Grove occupies a premier position in the vibrant heart of Notting Hill, W11, surrounded by some of London's most celebrated boutiques, artisanal cafes, and renowned dining destinations. Residents are mere moments from the world-famous Portobello Road Market, the iconic Electric Cinema, and upscale neighbourhood favourites along Ledbury Road and Kensington Park Road. For tranquil green spaces, the expansive grounds of Kensington Gardens and Hyde Park are within a pleasant stroll. Superb transport links are easily accessible, with Notting Hill Gate (Central, District, and Circle lines) and Ladbroke Grove (Circle and Hammersmith & City lines) stations both within walking distance, offering swift connections across the capital.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: H (RBKC)
EPC rating: D
Is the property listed: Property is not listed

UTILITIES

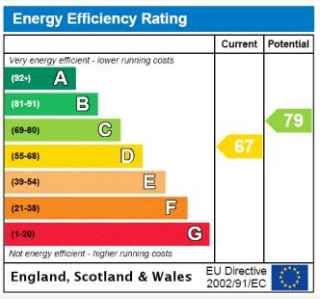
Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Coverage https://checker.ofcom.org.uk/en-gb/mobile-coverage













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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.

Westbourne Grove

Approximate Gross Internal Area = 1864 sq ft / 173.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 1869 sq ft / 173.7 sq m



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