



Westbourne Grove, W11

£5,300,000 *Freehold*



A bright and spacious family house laid out over five floors located in the heart of, Westbourne Grove, Notting Hill.

KEY FEATURES

- Bright, spacious family house arranged over five floors
- Prime location in Notting Hill
- Large double reception room with high ceilings
- Fitted kitchen, plus generous playroom and utility room
- Master bedroom, three further double bedrooms
- Large rear garden and off-street parking with access to Lambton Place and Ledbury Mews



Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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A bright and spacious family house laid out over five floors located in the heart of Notting Hill immediately close to all the shops and restaurants of Westbourne Grove. The house benefits from a large double reception room with high ceilings, fitted kitchen, large dining/playroom, utility room, master bedroom, three further double bedrooms, three bathrooms, cloakroom and large off-Street Parking and Garden area to the rear, which also provides access to Lambton Place and Ledbury Mews.

The property is located on the most fashionable stretch of Westbourne Grove, just to the East of Ledbury Road, with many of the area's most fashionable boutiques and restaurants at its doorstep and within easy walking distance of the transport links of Notting Hill Gate.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G (RBKC)

EPC rating: E

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains

Water supply: Mains Supply

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

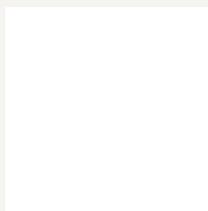
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS150215>

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.

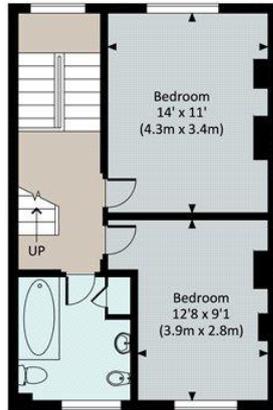


WESTBOURNE GROVE, W11

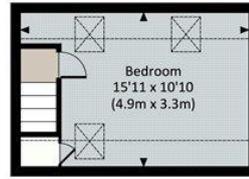
Approx. gross internal area

2142 Sq.Ft. / 199.0 Sq.M.

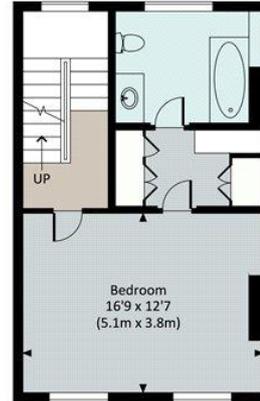
2200 Sq.Ft. / 204.4 Sq.M. Inc. Restricted Height Area



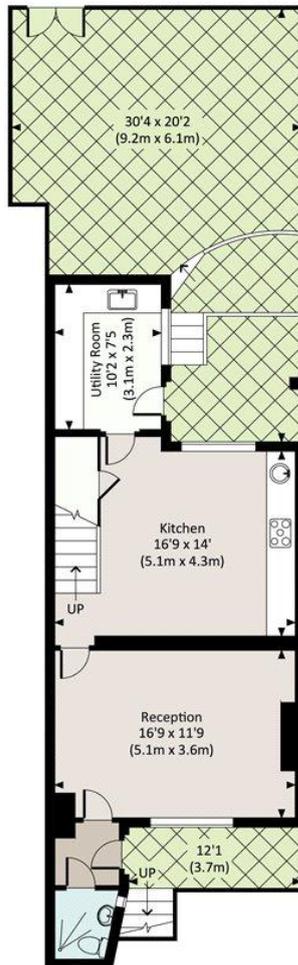
SECOND FLOOR



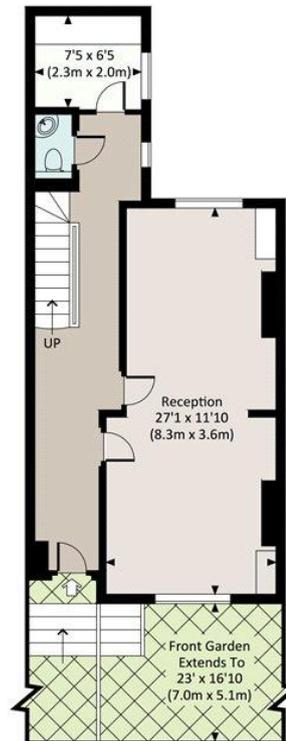
THIRD FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND 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. © 2017 www.dowlingjones.com 020 7610 9933

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