



## Kensington Park Road, W11

£3,600,000 *Freehold*

5  4  5 

An Exceptional Mid-Terrace Family Residence with Off-Street Parking, Grand Proportions, Terrace, and Substantial Garden in Prime Notting Hill.

### KEY FEATURES

- 2,388 Sq. Ft
- Prime Notting Hill Location
- Off Street Parking
- 4/5 Bedrooms
- Large Ground Floor Terrace
- Large Rear Garden



**Notting Hill Sales**

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Spanning approximately 2,388 sq. ft of internal living space (plus an additional 270 sq. ft across two loft areas), this substantial terraced house offers grand proportions and exceptional outdoor space across multiple levels. Designed for both sophisticated entertaining and effortless family living, the home features versatile double reception rooms, an expansive kitchen with open dining space, and high ceilings that enhance the natural light throughout. A rare highlight for the area is the outstanding outdoor offering, which includes a generous ground-floor rear terrace perfect for al fresco dining, alongside a private, multi-level rear garden extending over 30 ft. Accommodation comprises four spacious bedrooms served by well-appointed bath and shower rooms, complemented by coveted off-street parking at the front - a true premium in central W11.



Situated in the highly coveted heart of Notting Hill, Kensington Park Road is renowned for its elegant period architecture and immediate access to London's finest amenities. The property is ideally positioned moments from the vibrant boutiques, artisan cafes, and world-famous market of Portobello Road, as well as the world-class dining and high-end shopping along Westbourne Grove. Excellent transport connections are easily accessible nearby via Ladbroke Grove and Notting Hill Gate stations (Central, District, and Circle lines), offering seamless links across the Capital, while the green open spaces of Kensington Gardens and Holland Park are just a short stroll away.



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>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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<https://www.winkworth.co.uk/sale/property/NHS230154>

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.



# KENSINGTON PARK ROAD, W11

APPROXIMATE GROSS INTERNAL AREA

2388 Ft<sup>2</sup> - 221.89 M<sup>2</sup>

(Excluding Lofts)

Lofts : 270 Ft<sup>2</sup> - 25.05 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



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