

RUSSELL SIMPSON

Impressive five-bedroom family home
with spacious layout and generous
garden

ALDRIDGE ROAD VILLAS
NOTTING HILL W11



Aldridge Road Villas
Notting Hill W11

£4,950,000

BEDROOMS 5	INTERNAL 3,676 SQ FT	OUTDOOR 2,094 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4	342 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	



The Property

Beautiful Victorian house on a tree-lined street close to Westbourne Park underground station.

Stepping into the house on the ground floor, the entrance hall leads into a front reception room. This is a generous space with a wide bay window, currently used as a home office. Meanwhile, the second reception room is unusually wide, with a pair of double French doors opening onto the rear terrace.

Both these rooms feature wooden floors, marble fireplace surrounds and high ceilings with ornate cornices, adding to the sense of splendour.

The lower ground floor offers a lofty open-plan kitchen with a central island breakfast bar, flowing through to the dining room. Three double French doors lead into the garden and bring added light into the space. This floor also features a utility room, a guest WC, a family television room.













Indoor Spaces

The first floor is entirely occupied by the principal bedroom suite. It consists of a bedroom, a dressing room, a bathroom with both shower and bath, and a separate WC on the landing.

The second floor offers two more bedrooms, both with walk-in wardrobes. They share a bathroom on the landing and an additional room that could be used as a study or for storage. The third floor includes another two bedrooms and a bathroom.

A much-loved family home, the interiors have been decorated with traditional taste and restrained elegance. It also has planning permission for a glazed rear extension ([planning here](#)) and a separate garden studio ([planning here](#)), meaning that refurbishment could create an even more impressive property.



Outdoor Spaces & The Neighbourhood

The property includes a rear garden with planted borders and a paved area that is perfect for outdoor entertaining. The garden can be accessed from a separate gate at the side of the property, giving added convenience. It also features a generous rear terrace, while the front garden gives further privacy.

Aldridge Road Villas is a tree-lined street with large houses set back from the pavement. These Victorian villas were constructed from brick with white stucco dressings and bases.

From here, Westbourne Park underground station is a short walk away, and so too the restaurants and shops of Golborne Road and Portobello Road. In addition, the Grand Union Canal, with its popular towpath, is within each reach.



APPROXIMATE INTERNAL AREA

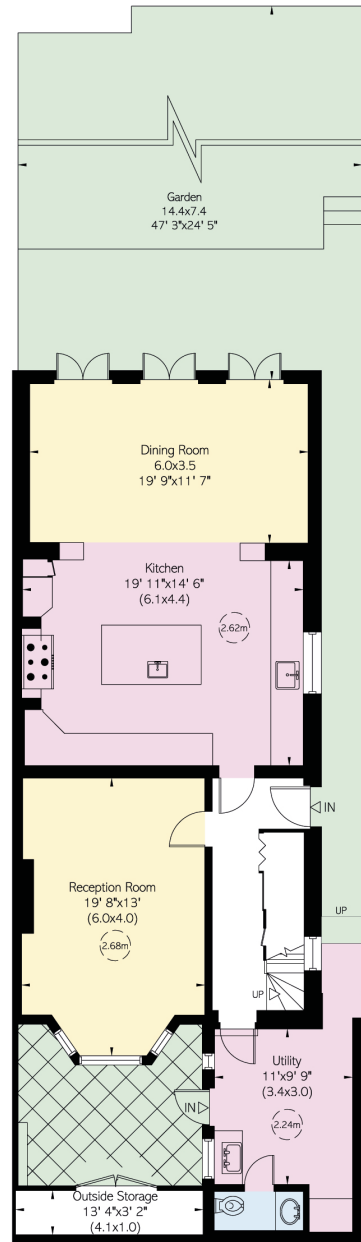
3,676 SQ FT / 342 SQ M

INCLUDING LIMITED USE AREA & OUTSIDE STORAGE

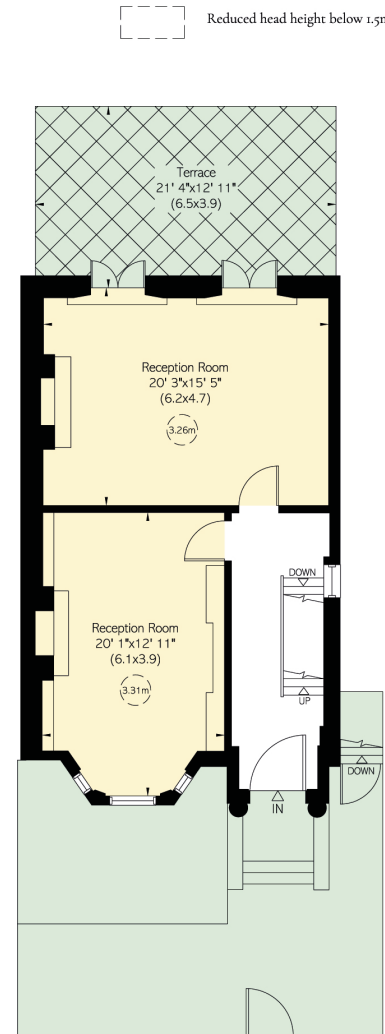
141 SQ FT / 13 SQ M

OUTSIDE AREA

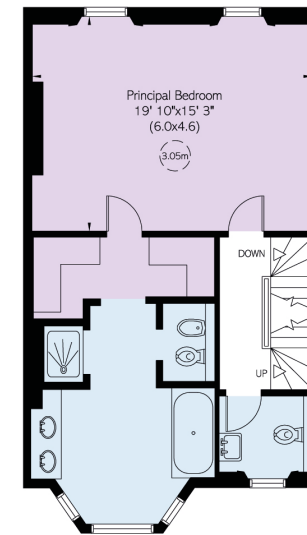
2,094 SQ FT / 195 SQ M



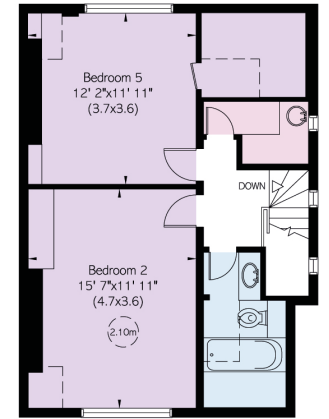
Lower Ground Floor



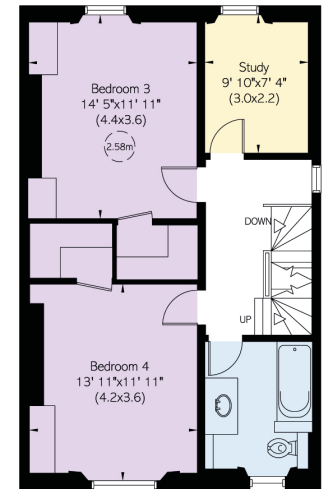
Ground Floor



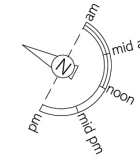
First Floor



Third Floor



Second Floor



Reduced head height below 1.5m



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October 2021