



RUSSELL SIMPSON

Magnificent Grade-II listed,
white stucco mansion,
with off-street parking and
communal garden access

BLOMFIELD ROAD
LITTLE VENICE W9

Blomfield Road Little Venice W9

£16,500,000

BEDROOMS 5	INTERNAL 4,815 <small>SQ FT</small> 447 <small>SQ M</small>	OUTDOOR 7,490 <small>SQ FT</small>	COUNCIL Westminster
RECEPTION ROOMS 6		EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	AMENITIES Communal Garden





The Property



Superb family home with lofty proportions, opulent interiors and glorious views over the Regent's Canal

Stepping into the house on the ground floor, the entrance hall opens onto a grand drawing room. Full-length front and rear windows fill this space with light, while high ceilings and wooden floors add to the sense of elegance. This floor also features an office, a bedroom with an ensuite bathroom, a guest WC and convenient storage space.

The lower ground floor features a bright and well-proportioned open-plan kitchen with marble worktops and a large bay window with French doors opening onto the garden. Double French doors lead through to a formal dining room with an elegant cornice and fireplace.





This floor also features a convenient utility room, a family television room, a home gym and a large hallway leading out into the garden. The first floor is entirely occupied by the principal bedroom suite. As well as a spacious bedroom, it includes a generous dressing room and a pair of bathrooms. The second floor offers three more bedrooms, sharing a bathroom.









The house has been decorated in a sophisticated fashion, blending traditional decoration with stylish contemporary details. It includes a beautiful central staircase with an ornate metal bannister and tall windows bringing brightness into the hall. It is also well presented in good condition throughout.







Outdoor Spaces & The Neighbourhood

The property includes an unusually long garden with a paved patio for outdoor entertaining, as well as a large lawn and planted flowerbeds. A door at the rear leads into a wonderful communal garden. Furthermore, the house is also set back from the street with a paved front garden that provides off-street parking and added privacy.

Blomfield Road is an attractive and sought-after street overlooking a branch of the Regent's Canal. From here, Maida Vale station is close, while the Paddington Recreation Ground is also nearby. Furthermore, the many restaurants, pubs and independent shops of Little Venice are within easy reach.



APPROXIMATE INTERNAL AREA

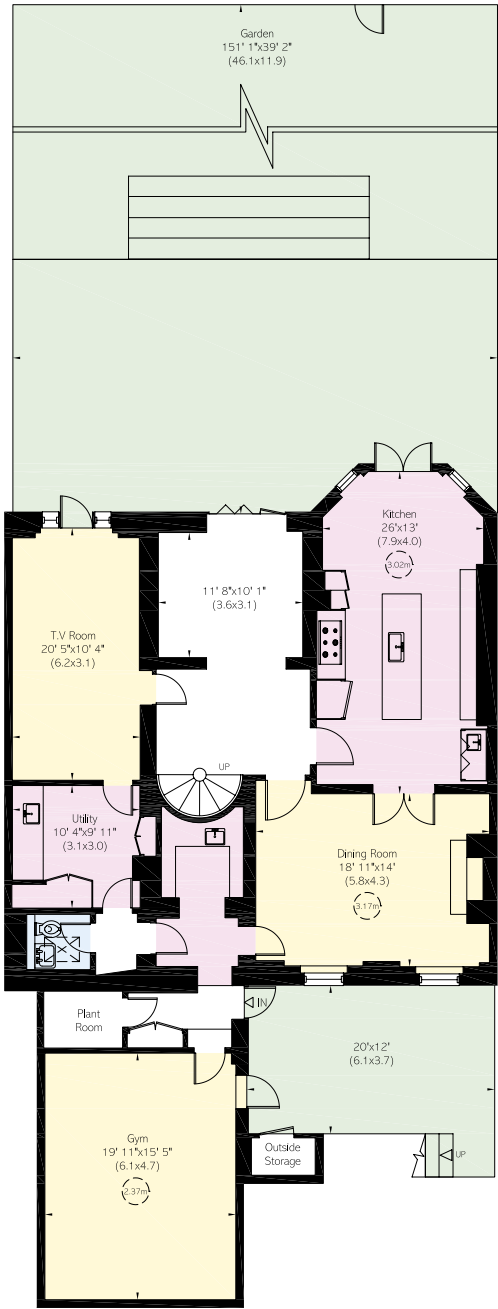
4,815 SQ FT / 447 SQ M

INCLUDING OUTSIDE STORAGE

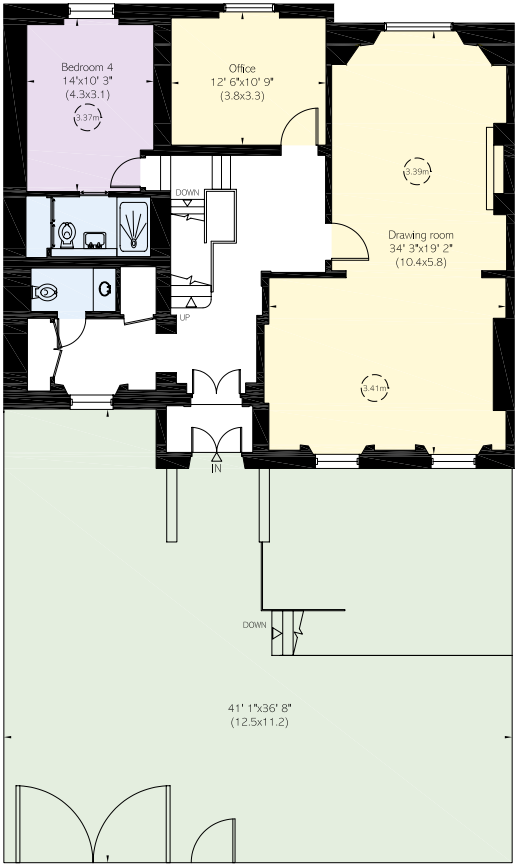
17 SQ FT / 2 SQ M

OUTSIDE AREA

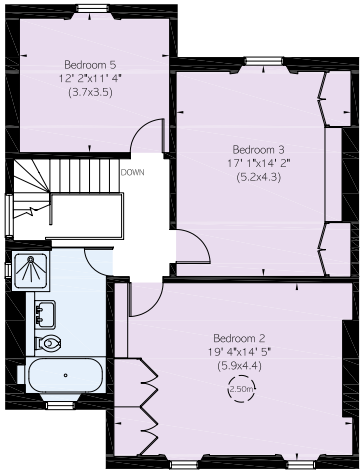
7,490 SQ FT / 696 SQ M



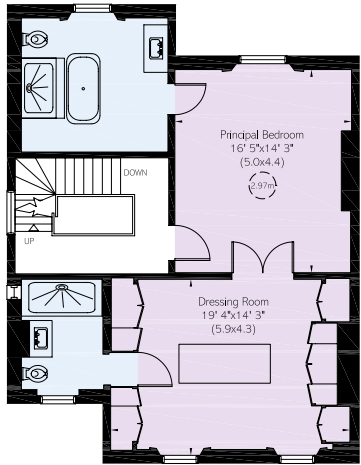
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

**RUSSELL
SIMPSON**

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