

RUSSELL SIMPSON

Elegant Grade II listed family home
near Westbourne Grove

HEREFORD ROAD
NOTTING HILL W2



Hereford Road
Notting Hill W2

£5,250,000

BEDROOMS 4-5	INTERNAL 2,983 SQ FT	OUTDOOR 1,369 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3	277 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	



The Property

A charming four to five bedroom Grade II listed house presented in very good condition.

Stepping into the house on the raised ground floor, you enter a sophisticated family kitchen featuring marble worktops and fitted units with a central island. The kitchen flows through to a generous dining room, both rooms benefitting from excellent natural light through large windows. French doors from the dining room open directly onto the garden.

The first floor houses the principal reception areas, comprising a graceful drawing room and a well-proportioned reception room. The drawing room features a marble fireplace with ornate detailing and built-in shelving, while tall windows fill the space with light. A balcony extends from this level, adding to the sense of space and providing an outdoor aspect.



Hereford Road









Indoor Spaces

The second floor accommodates the impressive principal bedroom suite, which benefits from wonderful natural light and generous proportions. The suite includes a spectacular en-suite bathroom featuring a freestanding copper bathtub, marble surfaces throughout, and twin sinks with elegant fixtures.

The third floor provides two further bedrooms, both well-proportioned with good natural light, served by a separate family bathroom.

The lower ground floor offers exceptional additional living space with a comfortable TV room, a practical study, and a fourth bedroom with its own en-suite shower room. This level also features a delightful conservatory that extends the living accommodation. External vaults provide valuable storage space.





Outdoor Spaces & The Neighbourhood

The property includes a substantial private garden extending 37 feet, offering ample space for outdoor dining and relaxation. The garden is accessed directly from the dining room and provides a peaceful retreat from city life.

Hereford Road is an attractive street just off Westbourne Grove, moments away from the upmarket boutiques, cafés and restaurants that define this vibrant area. The location offers excellent transport links with the Central, Circle, District, Hammersmith & City, and Elizabeth lines all within easy reach, providing convenient access west towards Heathrow Airport and across central London.



APPROXIMATE INTERNAL AREA

2,983 SQ FT / 277 SQ M

VAULTS

47 SQ FT / 3 SQ M

TOTAL

3,030 SQ FT / 281 SQ M

INC LIMITED USE AREA

63 SQ FT / 5 SQ M





Contact us

+44 (0) 20 3761 9691

[Email](#)

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square
London W8 5HD

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