



# **RUSSELL SIMPSON**

Superbly designed five-bedroom family home with exceptionally bright and beautiful interiors

HORBURY CRESCENT  
NOTTING HILL W11

# Horbury Crescent Notting Hill W11

£9,500,000

BEDROOMS 5	INTERNAL 4,158 SQ FT	OUTDOOR 1,182 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	386 SQ M	EPC E	ATTRIBUTES Communal Garden Access
BATHROOMS 4		TENURE Freehold	





# The Property



Sublime house filled with contemporary features on a sought-after street near Notting Hill Gate station.

Entering the house on the raised ground floor, the front door opens directly onto a generous reception room with a bespoke black slate fireplace. High ceilings and full-length windows fill the space with light, while an internal balcony overlooks the lower ground floor. Also, the glazed extension can be sealed off with black-out curtains to create a family cinema room.

Downstairs, the well-proportioned living area consists of open-plan kitchen, dining area and a French door opening onto the rear garden.



The bespoke kitchen includes Miele and Gaggenau appliances, while a vintage Vistosi chandelier illuminates the double-height atrium. A guest WC completes this floor.

The property's sophisticated contemporary interiors were designed by 3W Architects Ltd. They are presented in immaculate condition.



The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a dressing area, a bathroom and French doors giving access to front and rear balconies. The second bathroom on the half landing includes an expansive contemporary oval bath.

There are two more bedrooms on the second floor and two more bathrooms on the half landings. The third floor features another two bedrooms, separated by a folding door that can be drawn back to create a single space.

There are reclaimed antique fireplaces in all the bedrooms, as well as working gas fireplaces. The house also offers underfloor heating everywhere except the upstairs bathrooms and a Sonos music system throughout.







# Outdoor Spaces & The Neighbourhood

The house includes a west-facing rear garden with a lawn, planted borders and a paved area for outdoor eating. Residents also have access to the open spaces of Ladbroke Square Gardens.

Horbury Crescent is an attractive street of stucco-based terrace houses in the heart of Notting Hill Gate. From here, the underground station is close, while the neighbourhood's celebrated restaurants and independent boutiques are also nearby. Furthermore, the open spaces of Holland Park are a short walk away.



APPROXIMATE INTERNAL AREA

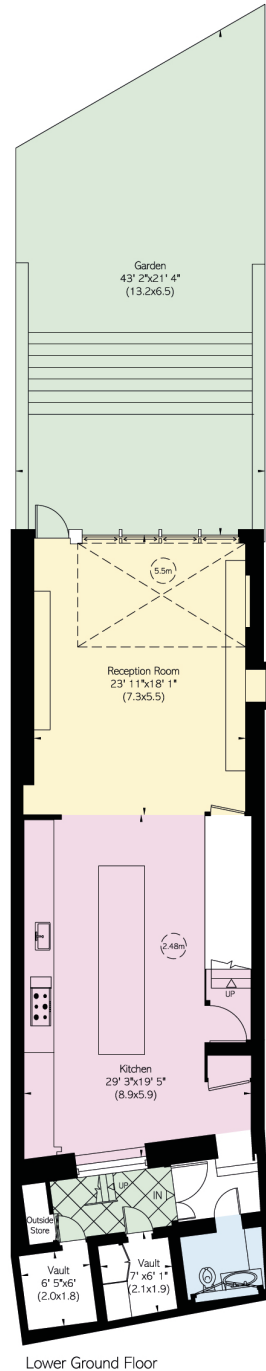
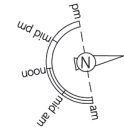
4,158 SQ FT / 386 SQ M

INCLUDING VAULTS & OUTSIDE STORAGE

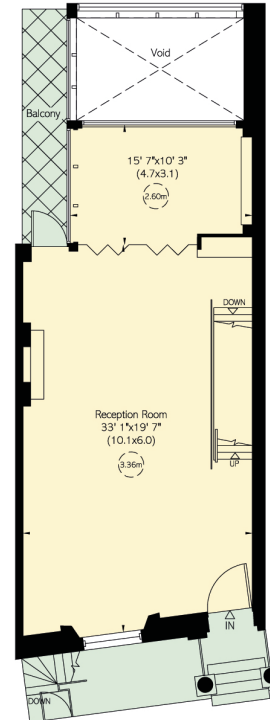
91 SQ FT / 8 SQ M

OUTSIDE AREA

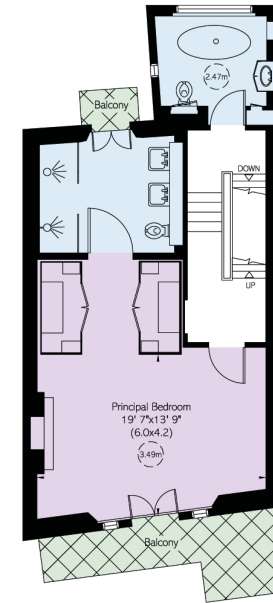
1,182 SQ FT / 110 SQ M



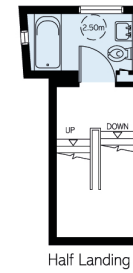
Lower Ground Floor



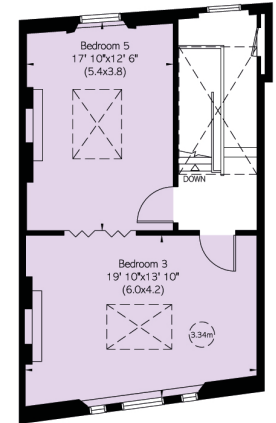
Raised Ground Floor



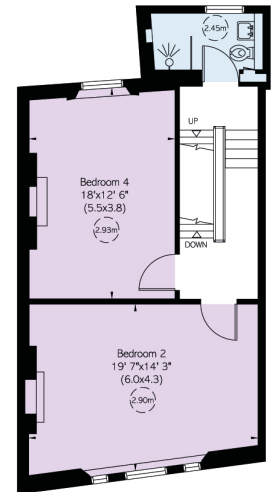
First Floor



Half Landing



Third Floor



Second Floor

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## Contact us

+44 (0) 20 3761 9691

Email

[www.russellsimpson.co.uk](http://www.russellsimpson.co.uk)

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## Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

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Any measurements of distances referred to herein are approximate only. October 2021