

RUSSELL SIMPSON

Fabulous five-bedroom family home
with spacious and elegant interiors
on a popular street

LADBROKE ROAD
NOTTING HILL W11



Ladbroke Road
Notting Hill W11

£5,500,000

BEDROOMS 5	INTERNAL 3,380 SQ FT 314 SQ M	OUTDOOR 565 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 5		EPC E	COUNCIL TAX Band H
BATHROOMS 2		TENURE Freehold	



The Property

Beautiful Italianate house with white stucco dressings close to Holland Park underground station.

Stepping into the house on the ground floor, the entrance hall flows through an impressive dining room. This attractive space includes high ceilings, wooden floors, and a double aspect. Beyond, at the far end of the hall is a convenient boot room.

The lower ground floor features a generous kitchen with a central island breakfast area in the bay window. This floor also features a cinema room, a study and a WC. The rooms on this level include underfloor heating.









Indoor Spaces

The first floor offers a tasteful reception room with a pair of double French doors opening onto the balcony. There is also a library with wooden panelling, a guest WC and another French door giving access to the rear terrace.

The house has been decorated in a traditional style to suits its historic setting. An elegant staircase and ornate cornices add to the sense of style.

This attractive house was designed in the Italianate style, with a classical portico and white stucco dressings for the windows.



The second floor is entirely occupied by the principal bedroom and ensuite bathroom, which offers both shower and bath. There is also a utility room on the half landing.

The third floor offers three more bedrooms, with a bathroom on the half landing. All the upstairs bedrooms benefit from air conditioning.



The Neighborhood

The house includes a paved patio garden. There is also a south-facing terrace at the rear and a balcony at the front with an open aspect.

Ladbroke Road is an attractive street linking Notting Hill with Holland Park. It is lined with a mix of Victorian villas and terrace houses set back from the pavement.

From here, Holland Park underground station is close, as well as the open space of Holland Park. The many restaurants and independent boutiques of Notting Hill are also nearby.



APPROXIMATE INTERNAL AREA

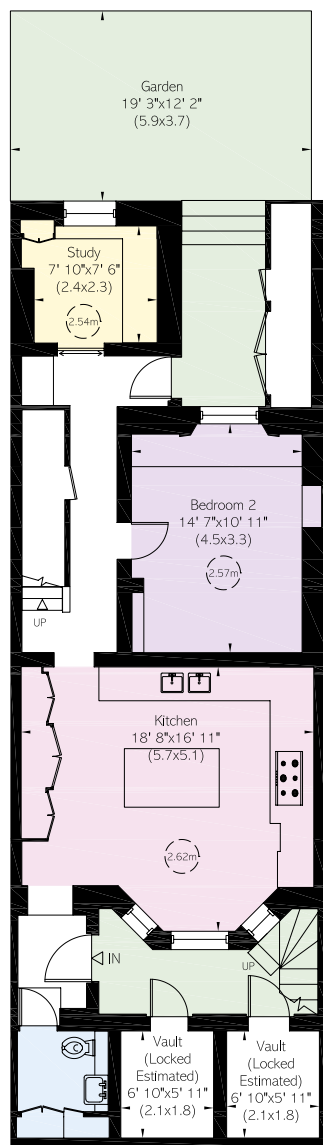
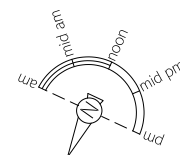
3,380 SQ FT / 314 SQ M

INCLUDING LIMITED USE AREA, OUTSIDE
STORAGE & ESTIMATED VAULTS

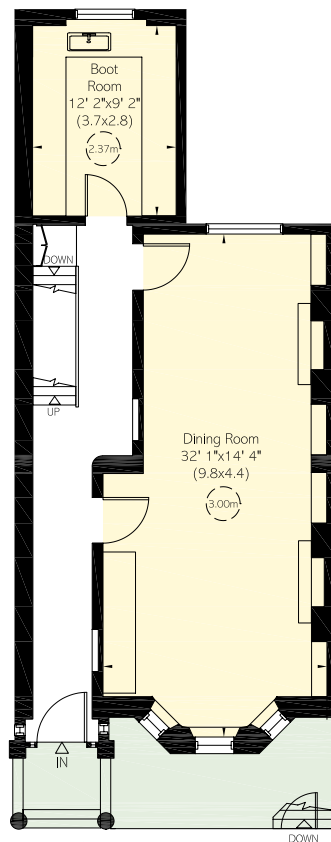
111 SQ FT / 10 SQ M

OUTSIDE AREA

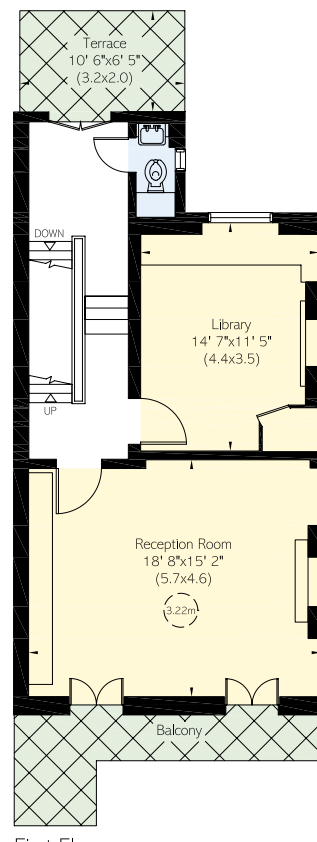
565 SQ FT / 52 SQ M



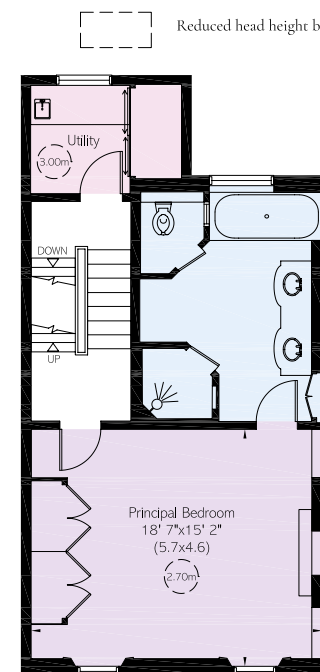
Lower Ground Floor



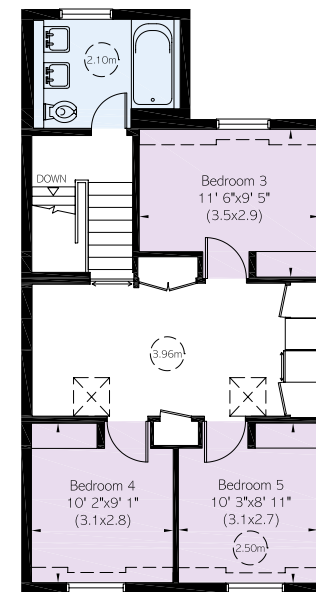
Raised Ground Floor



First Floor



Second Floor



Third Floor



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View

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October 2021