

**RUSSELL
SIMPSON**



Lansdowne Road
Notting Hill W11

£25,950,000

Superb six-bedroom family home with off-street parking and communal garden access

BEDROOMS 6	INTERNAL 6,732 SQ FT	OUTDOOR 3,360 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 6	625 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	PARKING Off-Street Parking



The Property

Impressive house with unusual width on a sought-after street near Holland Park station.

Stepping into the house on the raised ground floor into the wide entrance hall, on one side is a reception room with high ceilings and a full-length window opening onto the front balcony. On the other side is a study and a formal drawing room with a feature fireplace.

The lower ground floor offers an expansive living area. This includes an open-plan kitchen with a central island connected to a dining area. Furthermore, sliding French doors and overhead skylights flood this room with natural light.

This level also features a formal dining room, a bedroom with ensuite bathroom, a gym, a utility room, a guest WC and separate street access from two doors, as well as an additional family room.













The Bedrooms

The first floor contains a generous principal bedroom suite, with a dressing room and a bathroom featuring both shower and bath. There are two more bedrooms on this floor, sharing a bathroom.

The second floor offers another pair of bedrooms, sharing a bathroom. Finally, the third floor has a playroom accessed via one of the bedrooms.



The Design



This unusually wide house has been decorated in a sophisticated contemporary style that emphasises its impressive proportions. Large windows and overhead skylights add to the sense of the brightness and space. It is finished to an excellent standard, with air conditioning in every room except the lower ground floor.



Outdoor Spaces

The house includes a wide rear garden with a lawn, planted borders and a paved area for outdoor dining. There is also a sunken patio with built-in benches. A discrete doorway gives access to Hanover Communal Gardens, which cover almost two acres.

The property is also set back from the pavement with a front garden giving added privacy and off-street parking. A convenient side passage leads directly to the garden.





The Neighbourhood

Lansdowne Road is one of the most sought-after addresses in Holland Park & Notting Hill. This wide street is lined with trees, as well as Victorian villas with stucco dressings. Many of the properties back onto spacious communal gardens, making the neighbourhood popular with families.

From here, Holland Park station is close, while the many restaurants and independent shops of Notting Hill are also nearby. Furthermore, the open spaces of Holland Park are within walking distance.



APPROXIMATE INTERNAL AREA

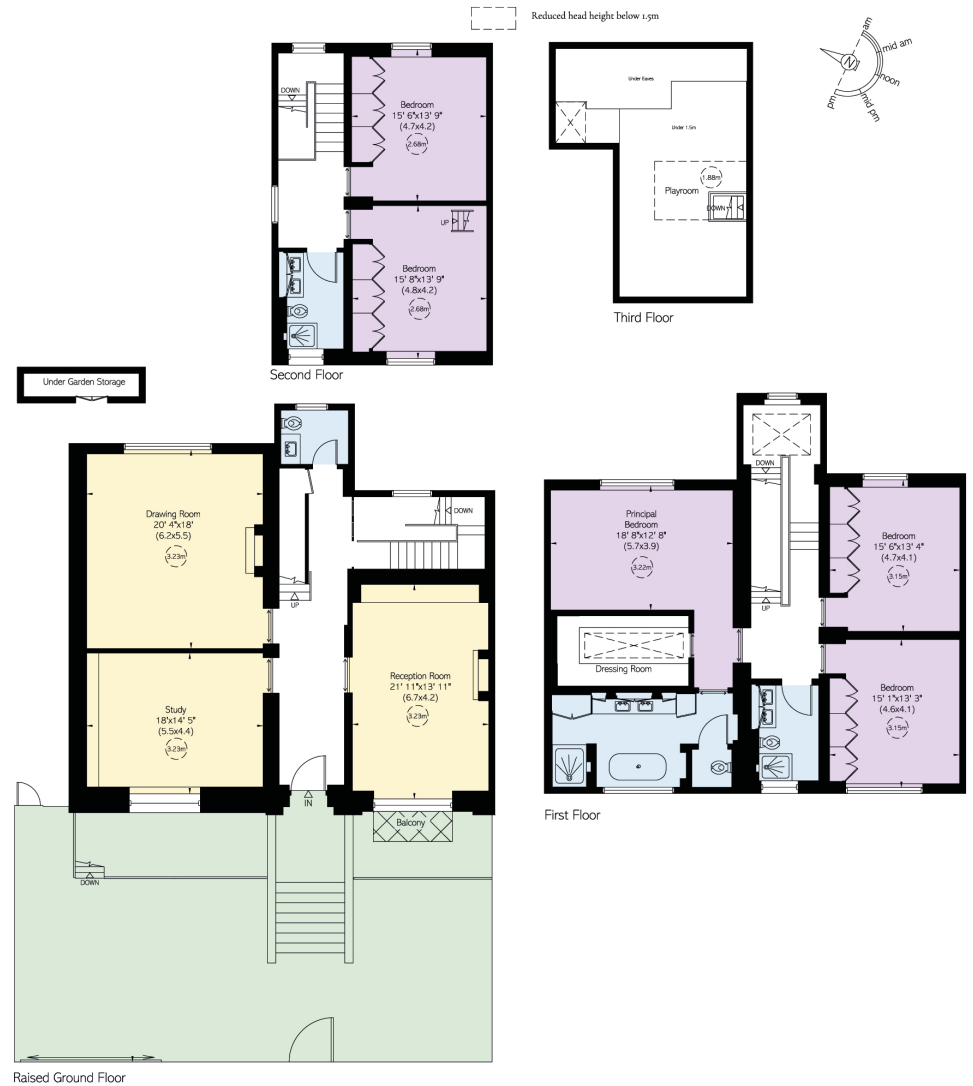
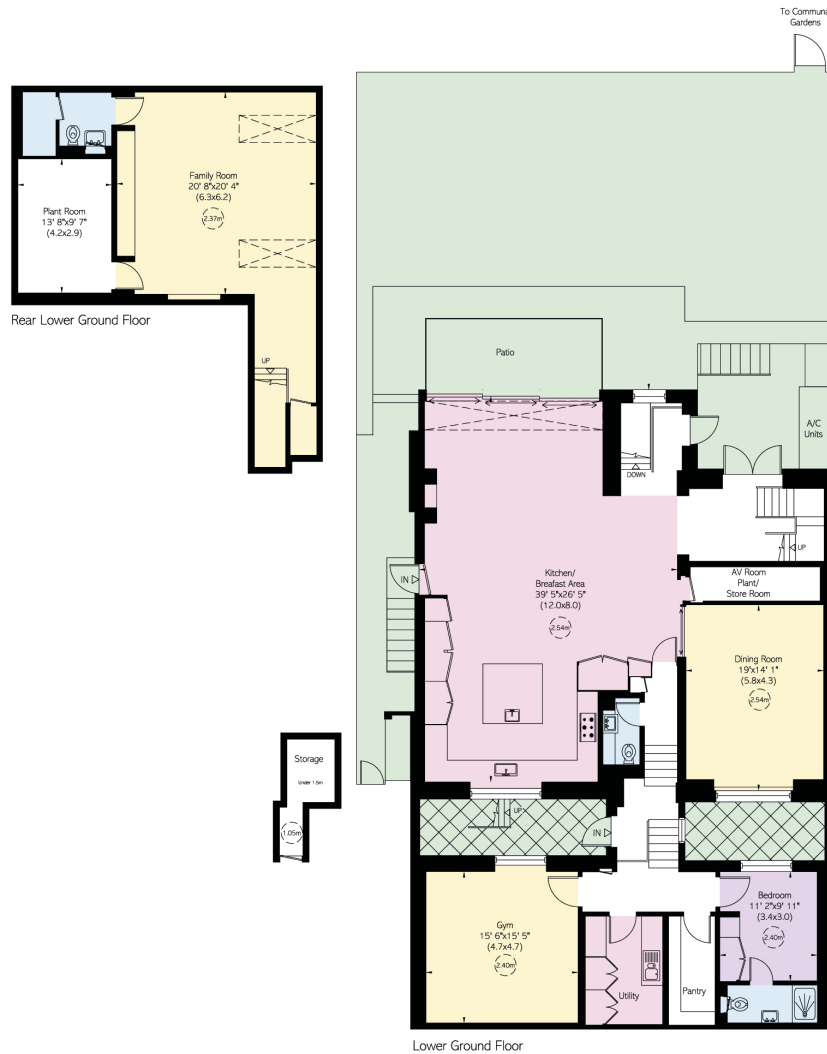
6,732 SQ FT / 625 SQ M

INCLUDING LIMITED USE AREA &
UNDER GARDEN STORAGE

36 SQ FT / 3 SQ M

OUTSIDE AREA

3,360 SQ FT / 312





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