



RUSSELL SIMPSON

Magnificent six-bedroom
Grade-II listed townhouse with
opulent interiors and access to a
prestigious garden square

STANLEY GARDENS
NOTTING HILL W11

Stanley Gardens Notting Hill W11

£12,950,000

BEDROOMS 6	INTERNAL 5,461 SQ FT	OUTDOOR 1,154 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4	507 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	AMENITIES Communal Garden

The Property



Impressive white stucco family home with lofty rooms and sublime views over the surrounding streets.

Stepping into the house on the raised ground floor, the entrance flows through to a majestic staircase hall. Beyond lies a superb kitchen with a central island, marble worktops and an informal breakfast area. This leads into the formal dining room, with a beautiful bow window overlooking the garden.

The lower ground floor consists of two bedrooms, both of them ensuite, and a well-proportioned playroom. It also features a substantial storage area, including wine cellar and plant room.

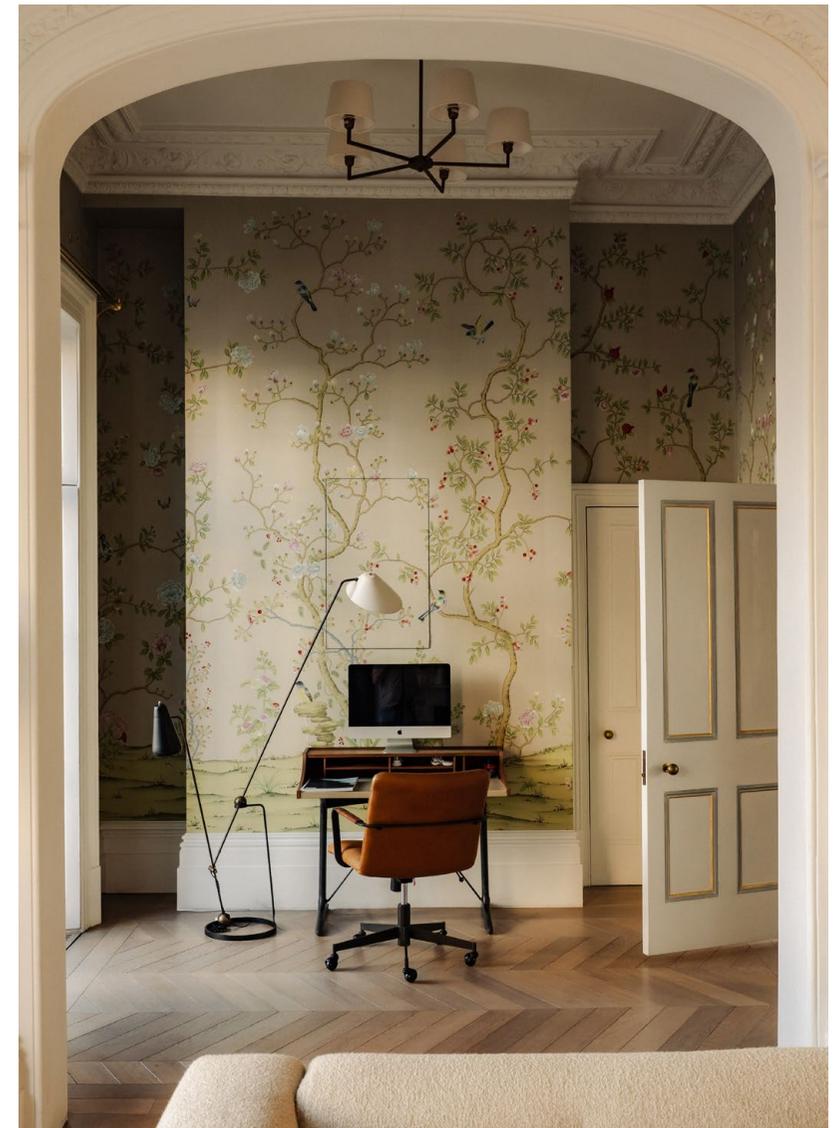






The first floor features a series of connecting reception rooms, each one with exceptionally high ceilings, attractive stucco cornices and ornate fireplaces.

A series of full-length French doors open onto the front terrace and rear balcony, flooding these spaces with light and offering beautiful views. This floor also features a study.







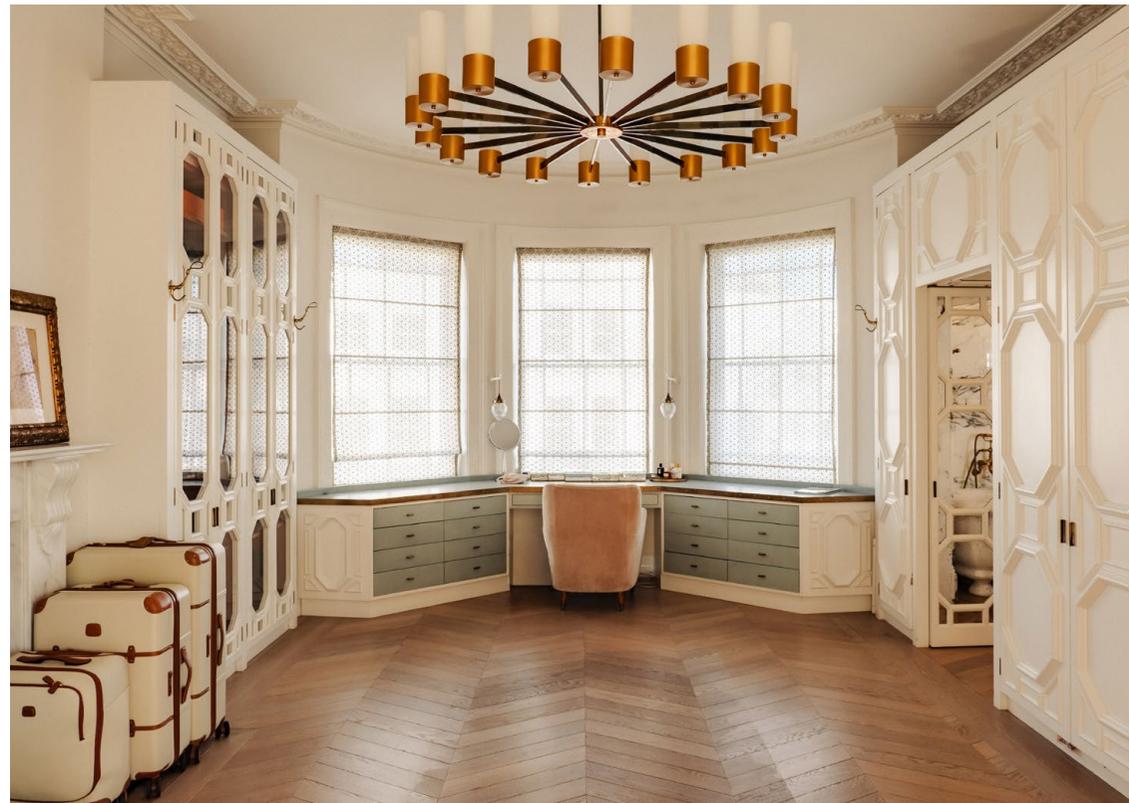
The Bedrooms

The second floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a dressing room and a bathroom with both shower and bath. The third floor features three more bedrooms, sharing a bathroom. There is also a loft offering considerable storage space.



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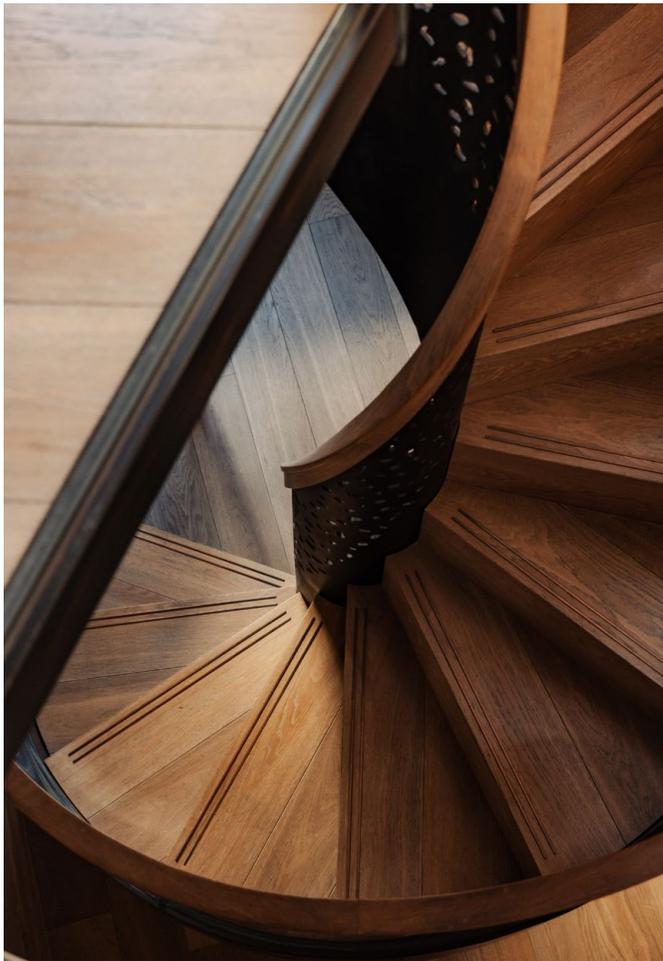
Stanley Gardens



The Design

Thanks to the house's corner position, it features numerous curving walls and bowed windows. This creates a sense of graceful fluidity between each room, with attractive aspects on three different sides.

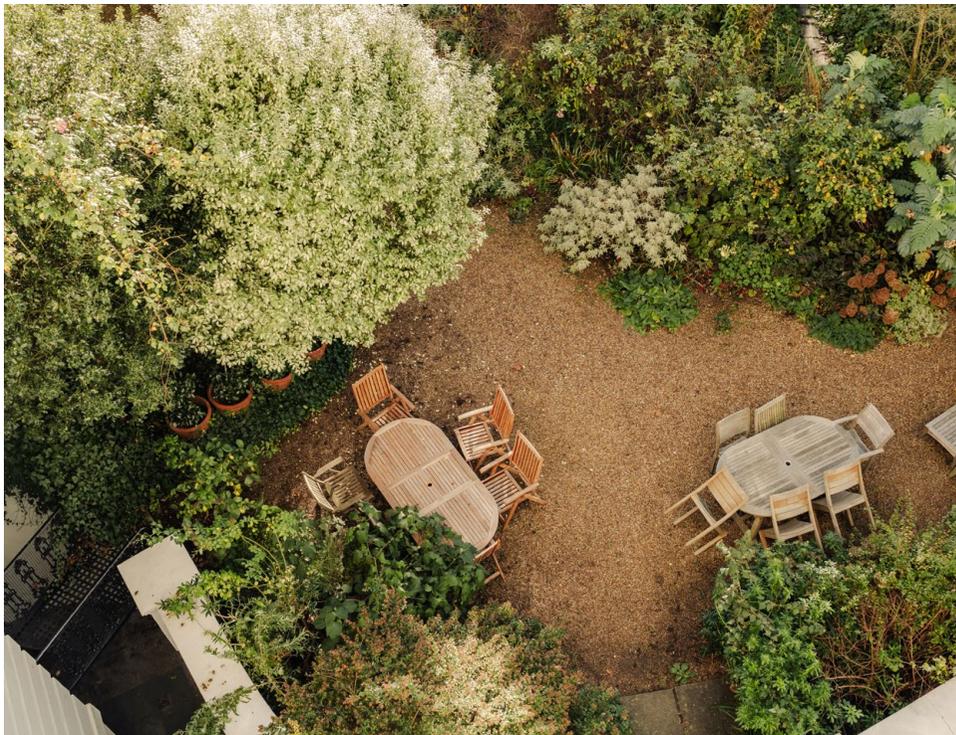
The principal rooms are decorated in an elegant fashion and presented in immaculate condition. Meanwhile, the minor rooms have the opportunity to be revived by a future owner.



Outdoor Spaces

The house has direct access into open spaces of Stanley Gardens, with its mix of lawns, mature trees and planted borders. Each resident enjoys an informal arrangement providing a gravelled space for entertaining and outdoor dining adjacent to their property.

The property also offers a pair of sunken patios, a first-floor balcony with beautiful views across Stanley Gardens, and a wide terrace on the same level overlooking St Peter's Church.



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Stanley Gardens





The Neighbourhood

Stanley Gardens was laid out in the mid-nineteenth century and forms one of the most beautiful streets in Notting Hill. Lined with white stucco terrace houses, it forms an impressive vista that ends with the magnificent classical façade of St Peter's Church.

Today, the street is located in the heart of Notting Hill and the neighbourhood's many restaurants and shops are within easy reach. Nearby Westbourne Grove has a village-like atmosphere, while Notting Hill underground station is also a short walk away.

APPROXIMATE INTERNAL AREA
INCLUDING VAULT, WINE CELLAR & LOFT

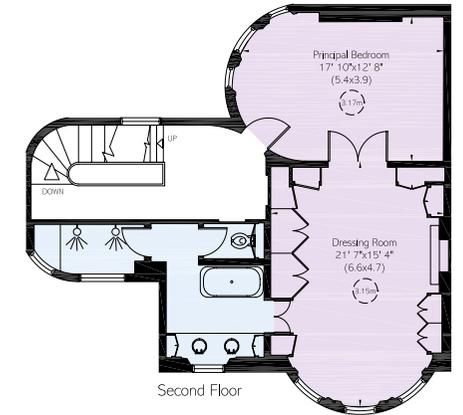
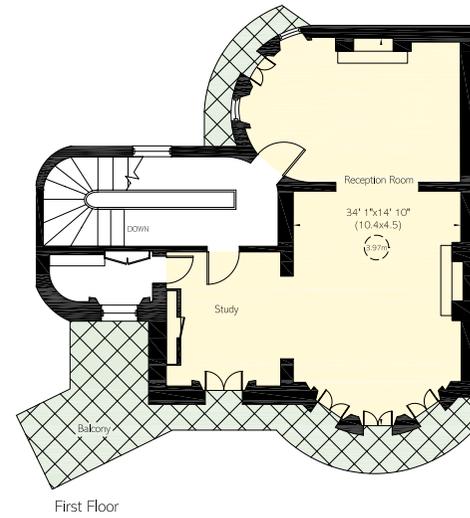
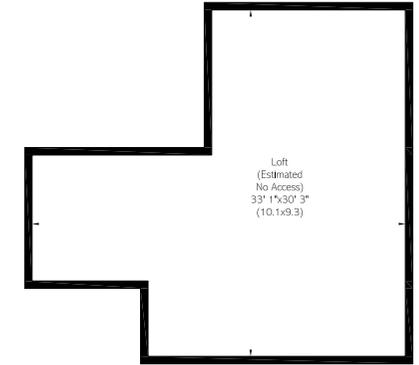
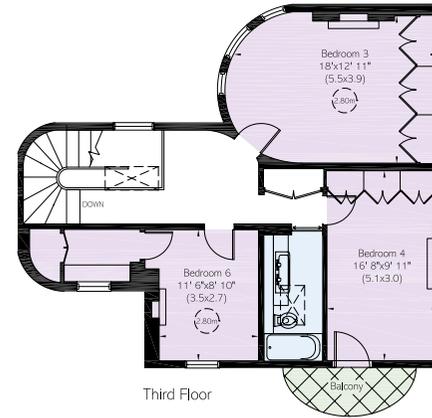
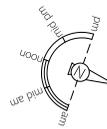
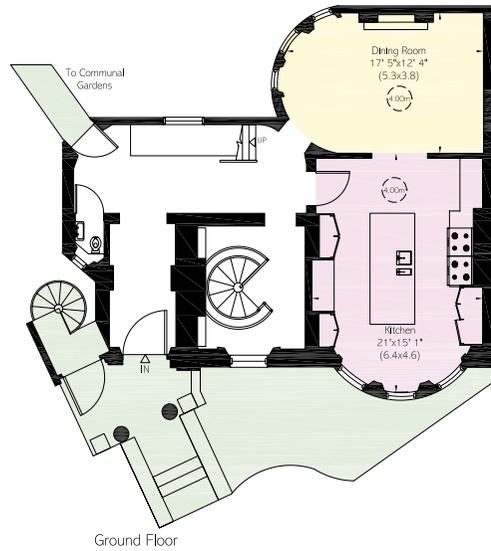
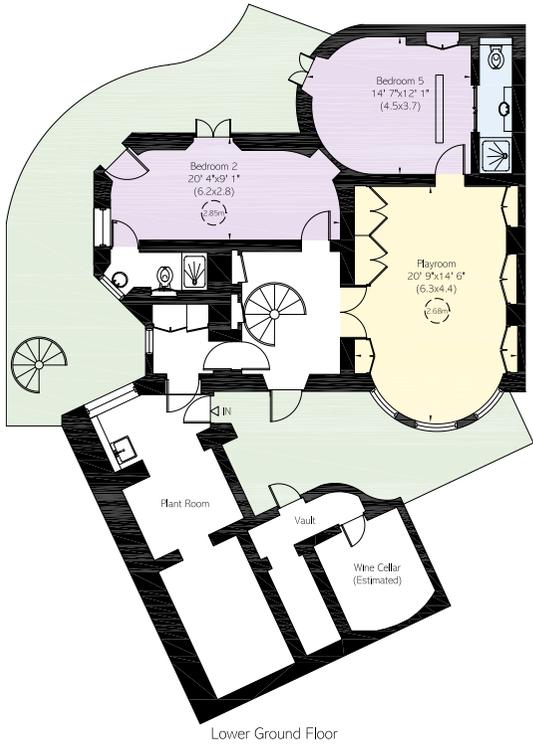
5,461 SQ FT / 507 SQ M

INCLUDING OUTSIDE STORAGE
EXCLUDING VAULT, WINE CELLAR & LOFT

4,576 SQ FT / 425 SQ M

OUTSIDE AREA

1,154 SQ FT / 107 SQ M



**RUSSELL
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