

RUSSELL SIMPSON

Elegant two-bedroom first-floor apartment in the heart of Notting Hill

ASHDOWN LODGE
NOTTING HILL W11

Ashdown Lodge

£1,100,000

BEDROOMS 2	INTERNAL 825 SQ FT 76 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC E	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 987 YEARS	GROUND RENT —	SERVICE CHARGE £1,100 P/Y





The Property

A beautifully presented apartment with contemporary interiors.





Indoor Spaces

Entering the flat on the first floor, the entrance hall leads through the impressive reception room which forms the heart of this refined home. Filled with natural light from large South facing windows, the room is further warmed with herringbone wooden floors. The living space flows seamlessly into the sophisticated open plan kitchen, fitted with dark cabinetry and brass handles and black countertops. A sleek range hood sits above the integrated cooktop, while white metro tiles create a crisp juxtaposition.



The Bedrooms

The principal bedroom features built-in wardrobes with panelled doors providing substantial storage, while the room benefits from views over Chepstow Villas. The ensuite bathroom is presented in superb condition, featuring a freestanding bath and a walk-in shower area, and completed with contemporary fixtures and circular floor tiles.

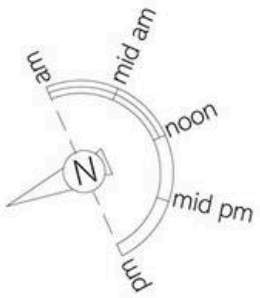
The second bedroom is decorated in a graceful traditional style, featuring distinctive floral wallpaper in blue and white tones. This bedroom also offers built-in storage and its own ensuite shower room.



The Neighbourhood

Further space is provided by a large basement storage room, and there is designated off street, as well as Kensington & Chelsea permit parking available. The building further benefits from a lift, making this an exceptionally rare proposition.

Chepstow Villas is an attractive street in the heart of Notting Hill, moments away from the vibrant Portobello Road with its famous market, antique shops and upmarket boutiques. The area offers excellent transport links with Notting Hill Gate station within easy reach, providing access to the Central, Circle, & District lines. The open spaces of Hyde Park and Holland Park are a short walk away, while the neighbourhood boasts many restaurants, cafes and cultural attractions that make Notting Hill one of London's most sought-after residential areas.



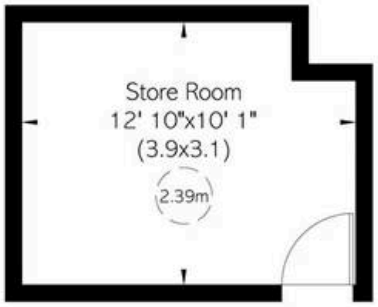
Ashdown Lodge, Chepstow Villas, W11

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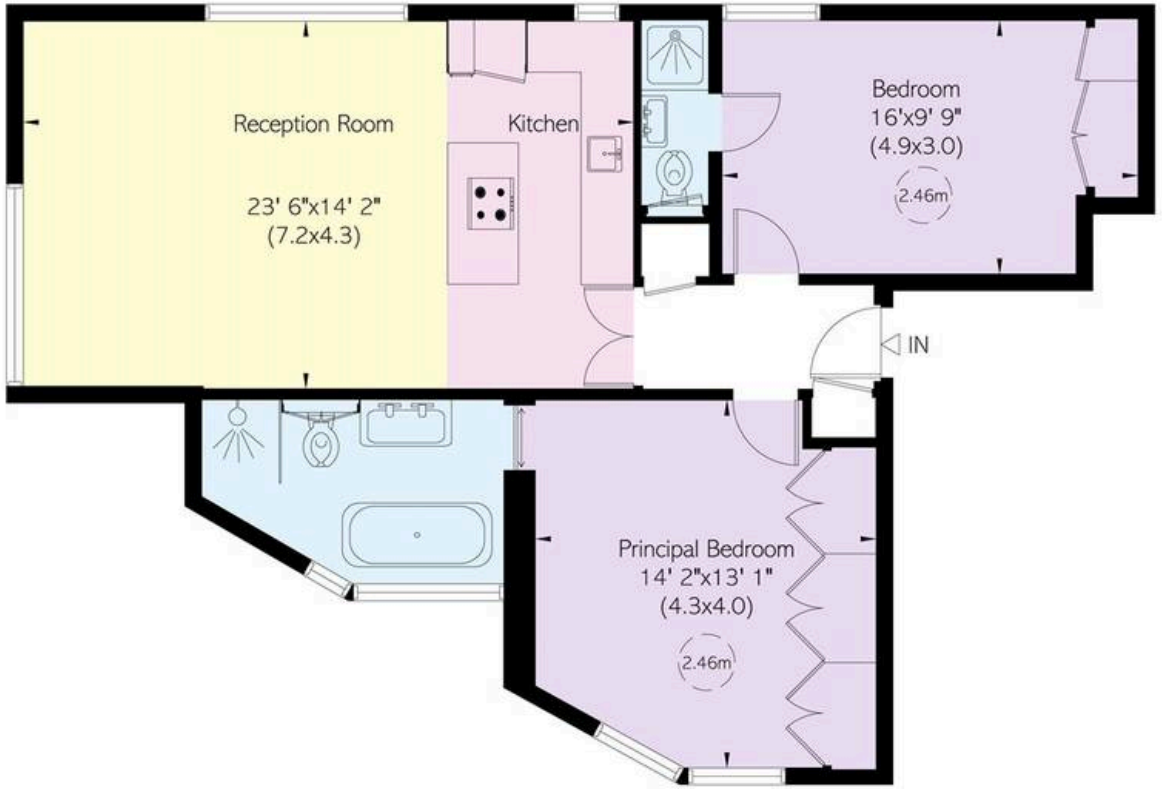
Approximate Internal Area
825 sq ft/ 77 sq m

Store Room
124 sq ft/ 12 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Basement



First Floor

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SIMPSON

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