



## **RUSSELL SIMPSON**

Serene newly renovated four-  
bedroom lateral flat moments away  
from Portobello Road

COLVILLE TERRACE  
NOTTING HILL W11

# Colville Terrace

£2,500,000

BEDROOMS 4	INTERNAL 1,422 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	132 SQM	EPC C	COUNCIL TAX —
TENURE Leasehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE £3,000 P/Y

# The Property

Elegant but comfortable flat in a beautiful stucco townhouse at the heart of Notting Hill



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img 1

Kitchen

img 2

Dining



## Indoor Spaces

The flat has been newly renovated and is presented in pristine condition. The interiors blend a sense of style and calm, while underfloor heating adds to the comfort and convenience.

Entering the flat on the second floor, the front hall leads into a generous reception room. Wooden floors, an elegant cornice and a neutral colour scheme make this a calm space, while a wide bay window brings in light during the day. In addition, this room flows through to a beautiful open-plan kitchen with fitted units and marble worksurfaces.



## The Bedrooms

The flat also contains a well-proportioned principal bedroom with an ensuite bathroom and another wide bay window. Nearby is a second bedroom and a shared bathroom, while the other two bedrooms are accessed via stairs leading down to half landings. These offer south-facing windows and garden views.

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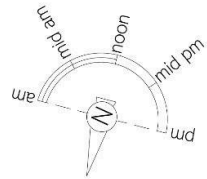
img 1

Principal Bedroom

# The Neighbourhood

The property stretches across a pair of townhouses with impressive Italianate façades.

Coville Terrace is an attractive street mostly lined with stucco townhouses painted white or pastel. Nearby Colville Square contains a public garden square with a small play area. Portobello Road is a short walk away, along with many of the neighbourhood's celebrated shops, restaurants and bars. In addition, Ladbroke Grove and Notting Hill Gate underground stations are both within walking distance.



## Colville Terrace, W11

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**Approximate Internal Area**  
1,422 sq ft / 132 sq m  
**Including limited use area**  
29 sq ft / 3 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While 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.



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