



## **RUSSELL SIMPSON**

Bright and beautiful three-bedroom property with spectacular roof terrace close to Portobello Road

COLVILLE TERRACE  
NOTTING HILL W11

# Colville Terrace

£3,250,000

BEDROOMS 3	INTERNAL 1,907 SQ FT	OUTDOOR 170 SQ FT	COUNCIL RBKC
BATHROOMS 2	177 SQM	EPC E	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 85 YEARS	GROUND RENT —	SERVICE CHARGE £2,860 P/Y

# The Property

Spacious and stylish upper maisonette with wonderful views in a pastel-painted townhouse in Notting Hill

Entering the flat on the ground floor, a staircase leads up to the first-floor reception room. This is a wonderful living space, with high ceilings and full-length French doors opening onto balconies. Wooden floors, an elegant cornice and a stylish fireplace add to the sense of grandeur. This floor also contains a guest WC.



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Upstairs Reception Room

img 2



## Indoor Spaces

The second floor features an open-plan kitchen with fitted units flowing through to a dining room. A double aspect formed by front and rear windows keeps this space bright during the daytime.

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img 1

Kitchen

img 2

Dining





## The Bedrooms

The third floor offers a pair of bedrooms, sharing a bathroom with a bath. In between is a dressing room or storage space. Furthermore, the principal bedroom occupies the entire fourth floor, with an ensuite bathroom and sliding French windows opening onto the roof terrace. As a result, this well-lit room has beautiful views on three sides.

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img 1

Principal Bedroom

img 2

Ensuite





## The Design

The maisonette is decorated in a characterful style that blends traditional design details with modern convenience. Its tasteful interiors are presented in good condition.



## Outdoor Spaces

The property offers a spacious south-facing roof terrace on the fourth floor, with spectacular rooftop views and enough space for outdoor dining. It also offers a south-facing second floor terrace and a series of first-floor balconies.

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img 1

Terrace

img 2

Westerly Views

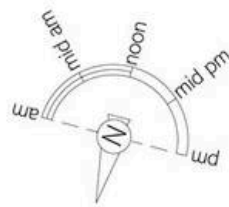




## The Neighbourhood

Coville Terrace is an attractive street mostly lined with white or pastel townhouses. This property occupies an impressive stucco-fronted villa painted green. Portobello Road is a few moments' 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 also within walking distance. Finally, nearby Colville Square contains a public garden square with a small play area.





# Colville Terrace, W11

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**Approximate Internal Area**  
1,888 sq ft/ 175 sq m  
**Including limited use area**  
11 sq ft/ 1 sq m  
**Outside Area**  
170 sq ft/ 16 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.



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