

**RUSSELL
SIMPSON**

Sublime five-bedroom house with
sophisticated interiors and garage
close to Portobello Road

LADBROKE GROVE
NOTTING HILL W11

Ladbroke Grove

£5,500,000

BEDROOMS 5	INTERNAL 3,126 SQ FT	OUTDOOR —	COUNCIL TAX RBKC, H
BATHROOMS 5	290 SQM	EPC B	TENURE Freehold

The Property

Contemporary family home with spacious layout and light-filled rooms finished to an exceptional standard

Entering the house on the ground floor, the front door opens directly onto a generous reception room. As well as dining and seating areas, this floor includes a beautiful bespoke staircase and an internal balcony sharing light with the floor below. A guest WC completes this floor.





Indoor Spaces

The lower ground floor offers an open-plan kitchen with fitted units, a central island and a breakfast bar. There is also informal sitting room and study, with bifolding French doors opening onto the patio garden.

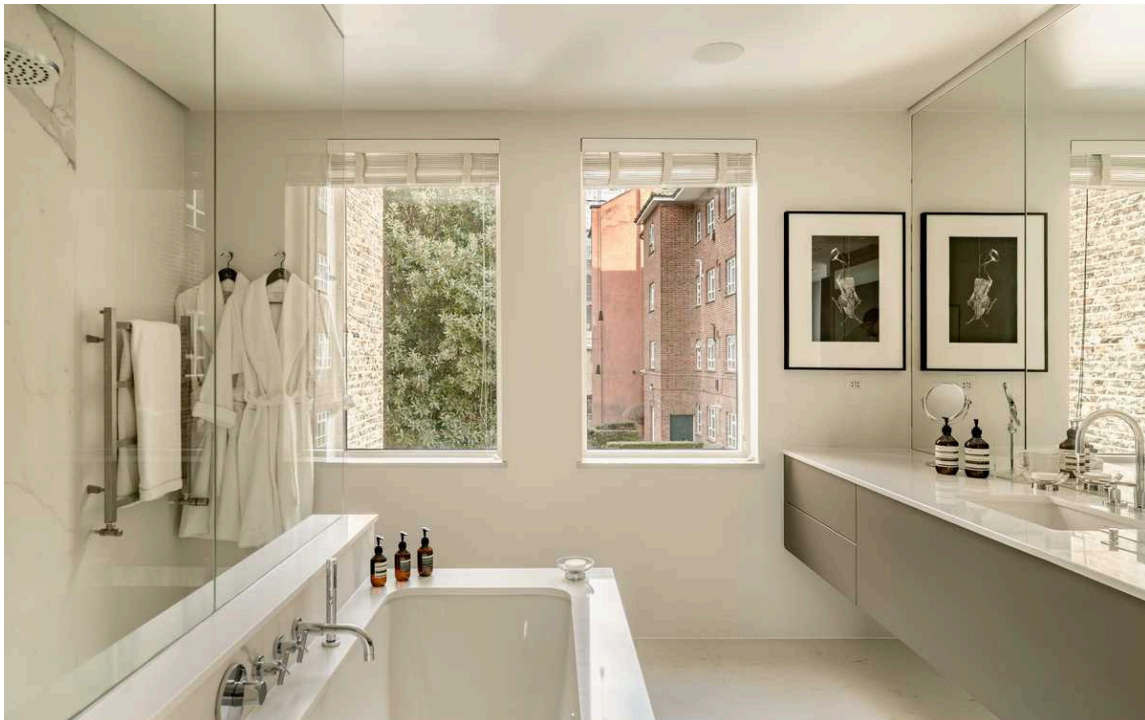
The floor below features a pair of ensuite bedrooms with shared access to a courtyard, one of which was previously used as a gym. It also features a utility room, a media room and a second guest WC.





The Bedrooms

The first floor is entirely occupied by the principal bedroom suite, consisting of a bedroom, a bathroom with both shower and bath, and a dressing room. The second floor contains two more bedrooms, both ensuite, bringing the total number to five.



The Design

The house has been decorated in an elegant contemporary fashion by award-winning designers and architects. It features oak flooring, underfloor heating, triple-glazed windows, air conditioning, inbuilt speakers and a Control4 Smart Home Integration system with touchscreen devices. The interiors are finished to a high standard and presented in immaculate condition.





Outdoor Spaces & The Neighbourhood

The house includes a rear courtyard garden with enough space for outdoor seating. There is also a garage with off-street parking for a car and residents are eligible for a parking permit.

The house is positioned moments away from Portobello Road and Golborne Road, both offering a mix of restaurants, cafes and independent boutiques. Ladbroke Grove underground station is also close, while the many attractions of Notting Hill are all within walking distance. Furthermore, the Grand Union Canal is in easy reach, with its popular towpath for walking and running.

Ladbroke Grove, W11

Approximate Area
3,126 sq ft / 290.4 sq m

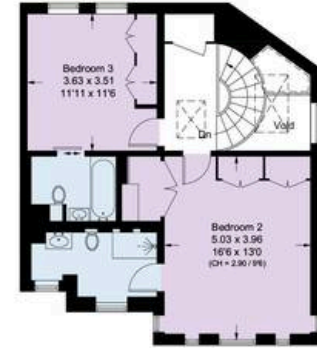
Garage
130 sq ft / 12.1 sq m

Stores
46 sq ft / 4.3 sq m

Total
3,302 sq ft / 306.8 sq m
(Excluding Voids & Courtyards)
Including Limited Use Area
31.4 sq ft / 338 sq m

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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.



SECOND FLOOR



FIRST FLOOR

☐ Reduced head height below 1.5m



LOWER GROUND FLOOR 2



LOWER GROUND FLOOR



GROUND FLOOR

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