

## **RUSSELL SIMPSON**

Delightful three-bedroom house in  
Holland Park with roof terrace  
offering beautiful views

PENZANCE PLACE  
NOTTING HILL W11

Penzance Place

£2,995,000

BEDROOMS 3	INTERNAL 1,898 SQ FT	OUTDOOR 496 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 3	176 SQM	EPC E	TENURE Freehold

## The Property

Charming and carefully designed house on a picturesque street close to Notting Hill

Stepping into the house, the ground floor features a pair of reception rooms. One of these is a formal seating area, while the other is an informal living room with an internal glass partition, allowing light to flood down to the floor below.

The lower ground floor is almost entirely occupied by an open-plan kitchen with fitted units, a central island and a dining area. This floor also features a guest WC, a pantry and a utility room on the half-landing.





## The Bedrooms

The first floor offers a pair of ensuite bedrooms with inbuilt storage space. Meanwhile, the second floor is entirely occupied by the principal bedroom suite, which features bedroom, bathroom, dressing area and WC.

The property has been designed with skylights and lightwells to maximise the sense of brightness and space. Its contemporary interiors are presented in good condition.





## Outdoor Spaces

The property includes a generous roof terrace with wooden decking, attractive views and enough space for outdoor eating. There is also patio between the ground and lower ground floors.



## The Neighbourhood

Penzance Place is a picturesque street lined with pastel-painted terrace houses near Avondale Park. From here, Holland Park underground station a short walk away, while the open spaces of Holland Park itself are within easy reach. Furthermore, the many restaurants and independent shops of Notting Hill are also close by.



# Penzance Place, W11

**RUSSELL SIMPSON**

**Approximate Internal Area**

1,898 sq ft / 176 sq m

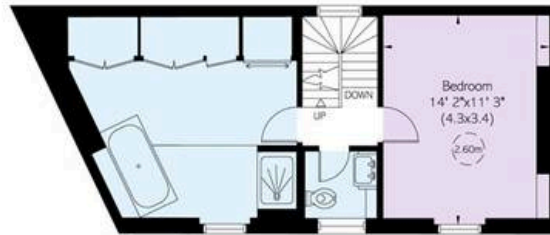
**Including limited use area**

33 sq ft / 3 sq m

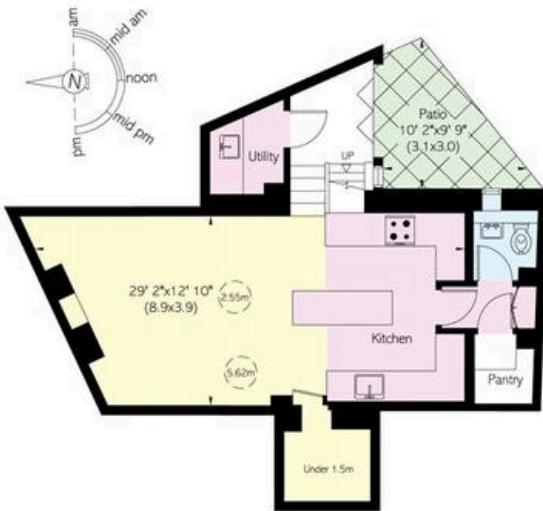
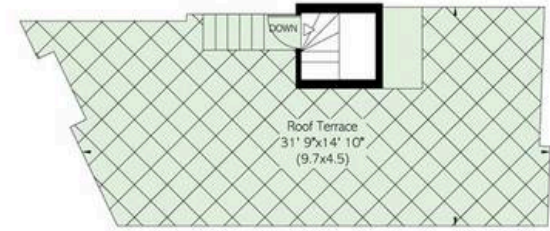
**Outside Area**

496 sq ft / 46 sq m

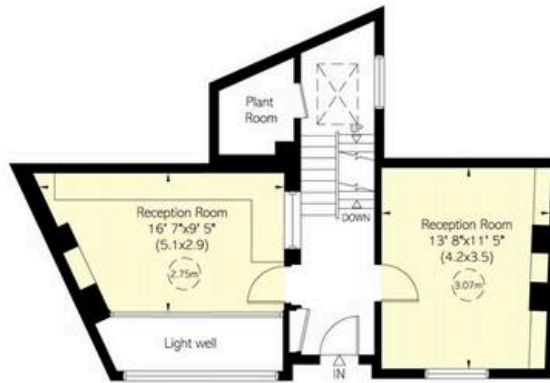
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Second Floor



Lower Ground Floor



Ground Floor



First Floor

**RUSSELL  
SIMPSON**

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