

RUSSELL SIMPSON

Creative five-bedroom family home
with stylish interiors and south-
facing garden near Notting Hill

WESTBOURNE PARK ROAD
NOTTING HILL W2

Westbourne Park Road

£5,250,000

BEDROOMS 5	INTERNAL 2,988 SQ FT 277 SQM	OUTDOOR 179 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 4		EPC D	TENURE Freehold



The Property

Unusually wide-fronted house on a popular residential street within easy reach of Westbourne Grove.

Indoor Spaces



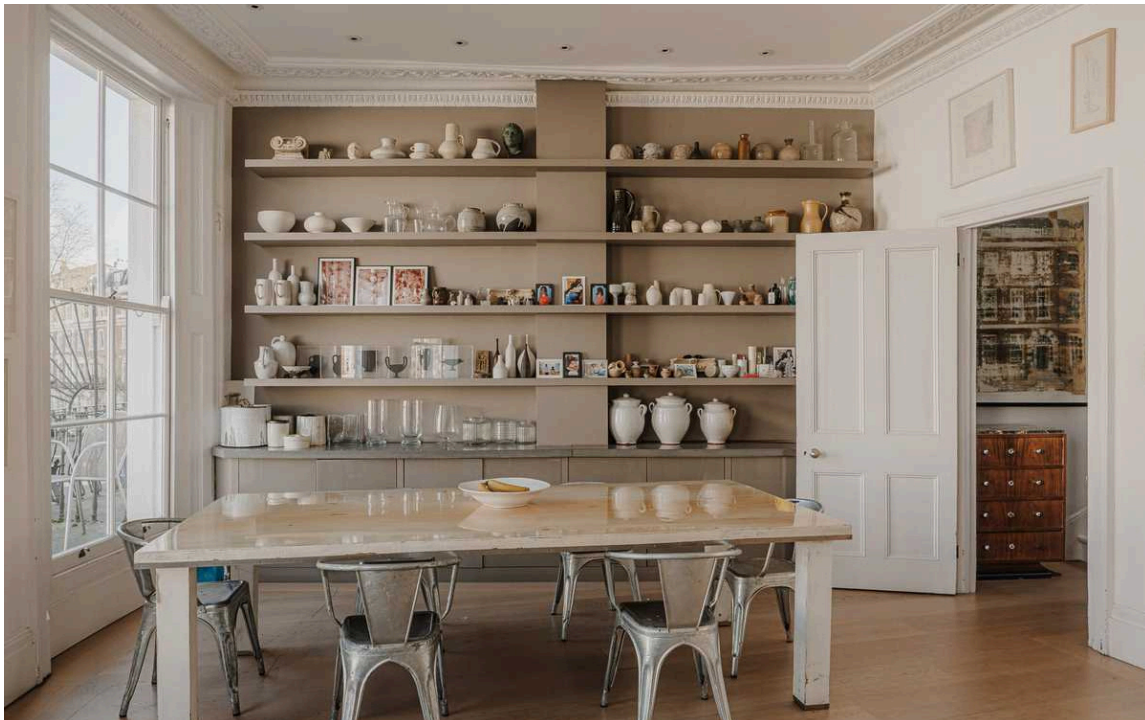
Entering the house on raised ground floor, the front hall leads into a double reception room. This includes two separate seating areas as well as considerable shelving space. High ceilings, wooden floors and large windows result in a bright and lofty space. This floor also features a guest WC and double French doors opening onto the terrace.

The lower ground floor features a studio space with bathroom, kitchenette and street access that can be easily separated from the rest of the house to provide a separate apartment. It also features a bedroom, a utility room, and storage spaces, along with garden access.



Entertaining Spaces

The first floor offers a well-proportioned reception room with space for dining and seating, which flows through to a fitted kitchen. Three full-length window bays at the front flood this space with light, while an additional window at the rear creates a double aspect.





The Bedrooms

The second floor provides a principal bedroom flowing through to the ensuite bathroom. There is also a second bedroom on this floor, with one more on the level above. A study and a spacious bathroom complete the third floor.





Outdoor Spaces

The property includes a paved south-facing rear garden with enough space for outdoor seating. There is also a rear terrace, a front balcony, and a front patio giving added separation from the street. Finally, the curved shape of the terrace results in an unusually wide white stucco façade.

The Design

The creative interiors blend classical and contemporary details to create a tasteful and original design. They are presented in good condition.





The Neighbourhood


Westbourne Park Road is a quiet residential street in central London, a short walk away from Royal Oak underground station. From here, the many restaurants and shops of Notting Hill are close, including fashionable streets like Portobello Road, Westbourne Grove and Golborne Road. In addition, the Grand Union canal, with its popular towpath for running and walking, is within easy reach.

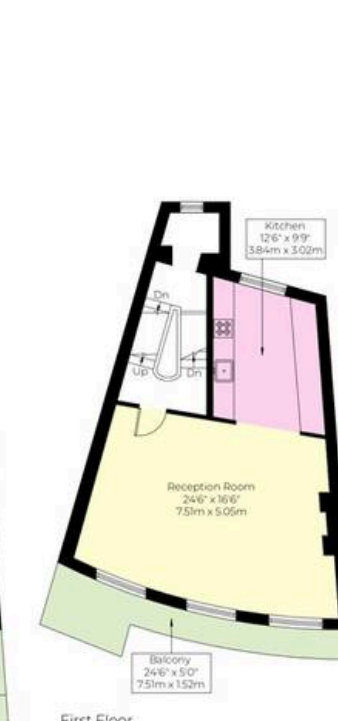
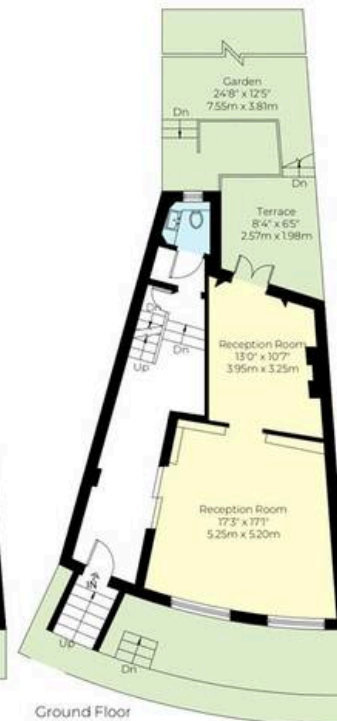
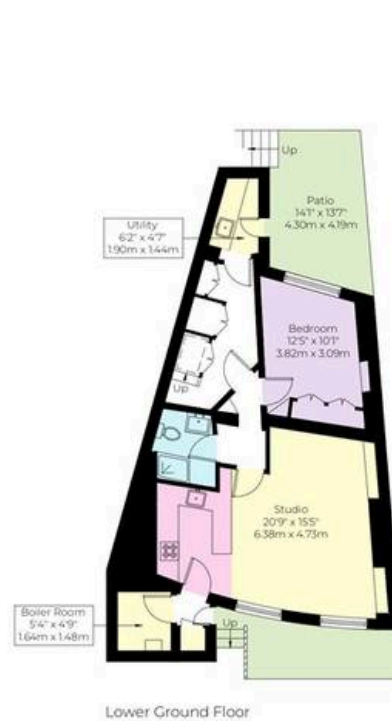
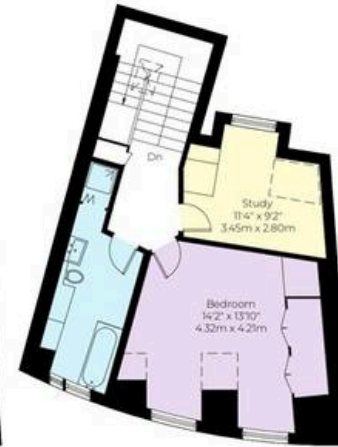
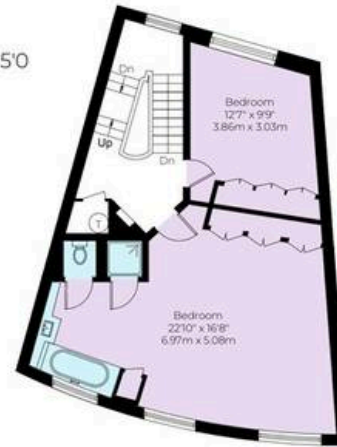
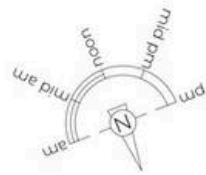
Westbourne Park Road, W2

Approx. Gross Internal Area
2.77.6 sq m / 2988 sq ft
Terrace and Balcony
16.75 sq m / 180 sq ft

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This Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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 = Reduced headroom below 1.5m / 5'0"



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