RUSSELL SIMPSON

Delightful five-bedroom house with communal garden access on a charming street in Notting Hill

BLENHEIM CRESCENT
NOTTING HILL W11

Blenheim Crescent

£7,500 P/W

BEDROOMS 5	INTERNAL 2,400 SQ FT 222 SQM	OUTDOOR 1,215 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 4		EPC D	COUNCIL TAX RBKC, G

The Property

Bright and beautiful family home in excellent condition moments away from Portobello Road

Indoor Spaces

Stepping into the house on the raised ground floor, the front hall leads through to an impressive kitchen. This includes fitted units, a central island with breakfast bar and a dining area beyond. Bifolding doors lead out onto the balcony, while high ceilings and an overhead skylight fill the space with natural light. Furthermore, double doors flow through to a front reception room with a broad bay window.

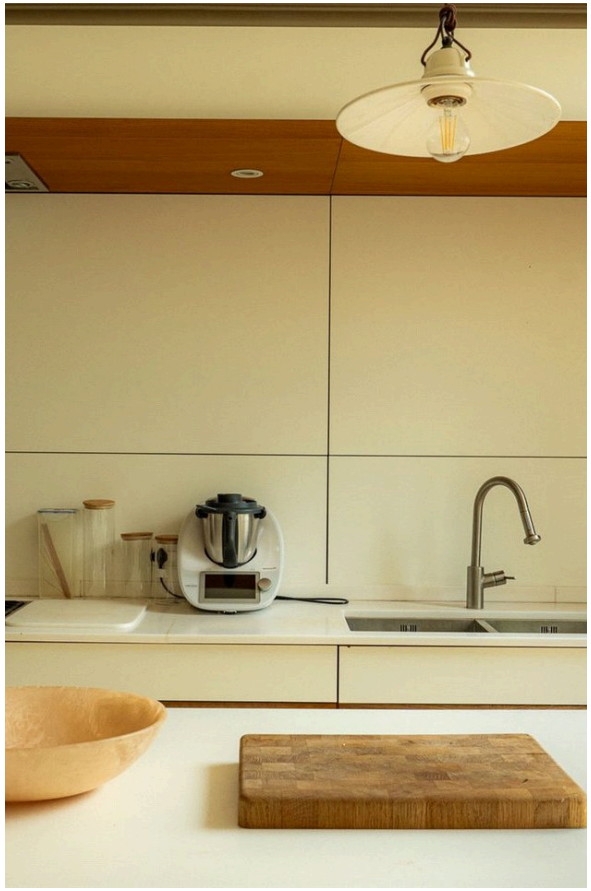
Entertaining Spaces

The lower ground floor features a generous reception room with a family television area and sliding French doors leading out into the garden. This floor also features a bedroom, a utility room, a guest WC and separate street access.

The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a bathroom with a bath and a dressing area with inbuilt wardrobe space. The second floor offers three more bedrooms, sharing a bathroom on the half-landing.

The Design



The house has been decorated in an elegant style blending traditional charm with modern convenience. Its interiors are presented in excellent condition throughout.

Outdoor Spaces

The house includes a large rear garden with a sunken patio, a paved seating area and planted borders. This leads into a large communal garden shared by the other houses on the crescent, with lawns and a playground. There is also a rear balcony with wooden decking and a front garden giving added separation from the street.

The Neighbourhood

Blenheim Crescent is an attractive address in Notting Hill, lined with a colourful collection of stucco-fronted houses. Its eastern end meets the Portobello Road, meaning the many restaurants and shops of Notting Hill are within easy reach. In addition, Ladbroke Grove station is close, while Notting Hill Gate station is also within walking distance.

To Communal Gardens
Garden
41' 6"x17' 1"
(12.7x5.2)
DOWN
Reception Room
28' 2"x15' 7"
(8.6x4.7)
2.60m
UP
Utility
Bedroom 5
10' 10"x7' 5"
(3.3x2.3)
2.62m
IN
UP
Outside Store
Plant Room
1.42m
Lower Ground Floor
Balcony
DOWN
Kitchen
23' 8"x16' 11"
(7.2x5.2)
2.88m
DOWN
UP
Reception Room
13' 11"x12' 4"
(4.2x3.7)
2.89m
IN
DOWN
Raised Ground Floor
Principal Bedroom
13' 11"x10' 8"
(4.2x3.2)
2.94m
DOWN
UP
First Floor
Bedroom 3
12' 11"x10' 10"
(3.9x3.3)
2.28m
DOWN
Bedroom 2
15' 2"x8' 3"
(4.6x2.5)
Bedroom 4
11' 9"x7' 8"
(3.6x2.3)
2.28m
Second Floor
Blenheim Crescent, W11
RUSSELL SIMPSON
Approximate Internal Area
2,400 sq ft/ 223 sq m
Including limited use area
Outside Store
89 sq ft/ 8 sq m
Outside Area
1,215 sq ft/ 113 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.
Reduced head height below 1.5m
mid am
noon
mid pm
pm
N

RUSSELL
SIMPSON

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021