

## **RUSSELL SIMPSON**

Newly completed four-bedroom family home with stylish contemporary interiors and garage parking.

BRIDSTOW PLACE  
NOTTING HILL W2

# Bridstow Place

£20,000 P/W

BEDROOMS 4	INTERNAL 4,255 <small>SQ FT</small>	OUTDOOR 299 <small>SQ FT</small>	FURNISHED STATUS Furnished
BATHROOMS 4	395 <small>SQM</small>	EPC B	COUNCIL TAX Westminster City



## The Property

Modern house with lift, gym and home cinema on a delightful address close to Westbourne Grove

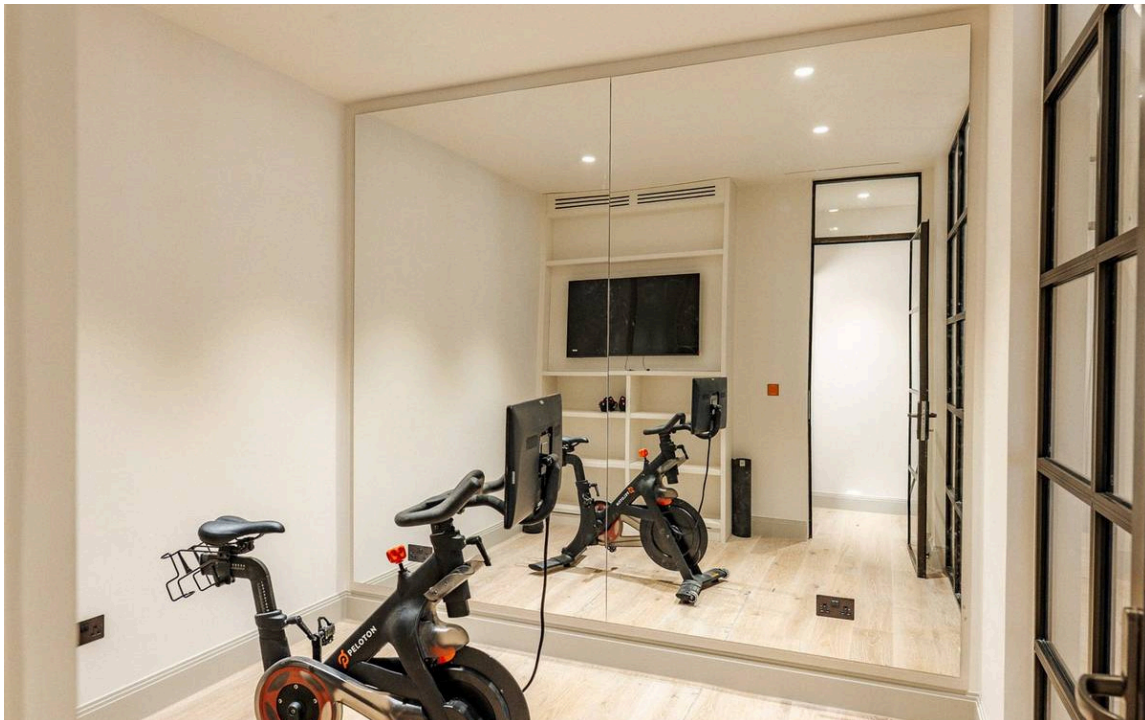
Entering the house on the ground floor, the front hall leads into a generous living space. This includes an open-plan kitchen with Miele appliances, a central island breakfast bar and a dining room. This level also features a guest WC and garage.



## Entertaining Spaces

The lower ground floor consists of a well-proportioned reception room with a study or additional bedroom opposite. Light shafts, glazing and critical glass doors increase the sense of light and space.

Downstairs is gym, utility room and another guest WC. This level also features a family cinema.

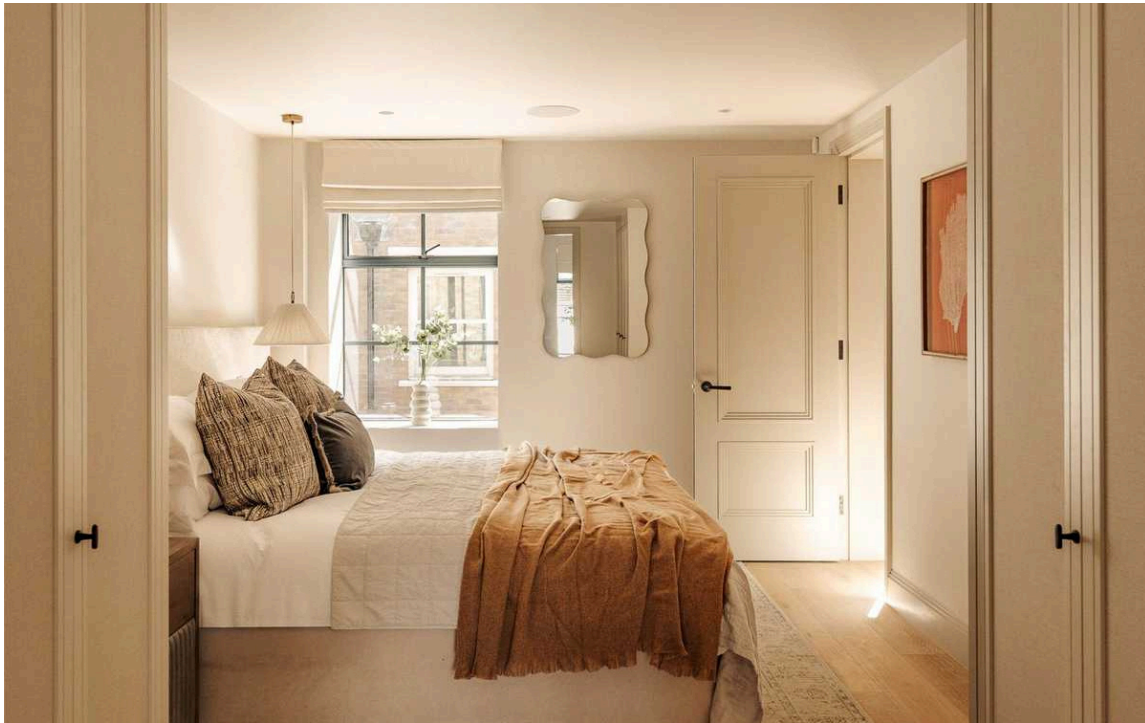


## The Design

This newly completed house has been finished to the highest standard and includes a 10-year new-build warranty. It also includes Lutron lighting, Creston Building Management system, a lift to all floors, an inbuilt security system, bespoke joinery and Italian marble in the bathrooms.

The house has been thoughtfully designed in a sophisticated contemporary style, the property's underfloor heating and air conditioning give added comfort throughout.

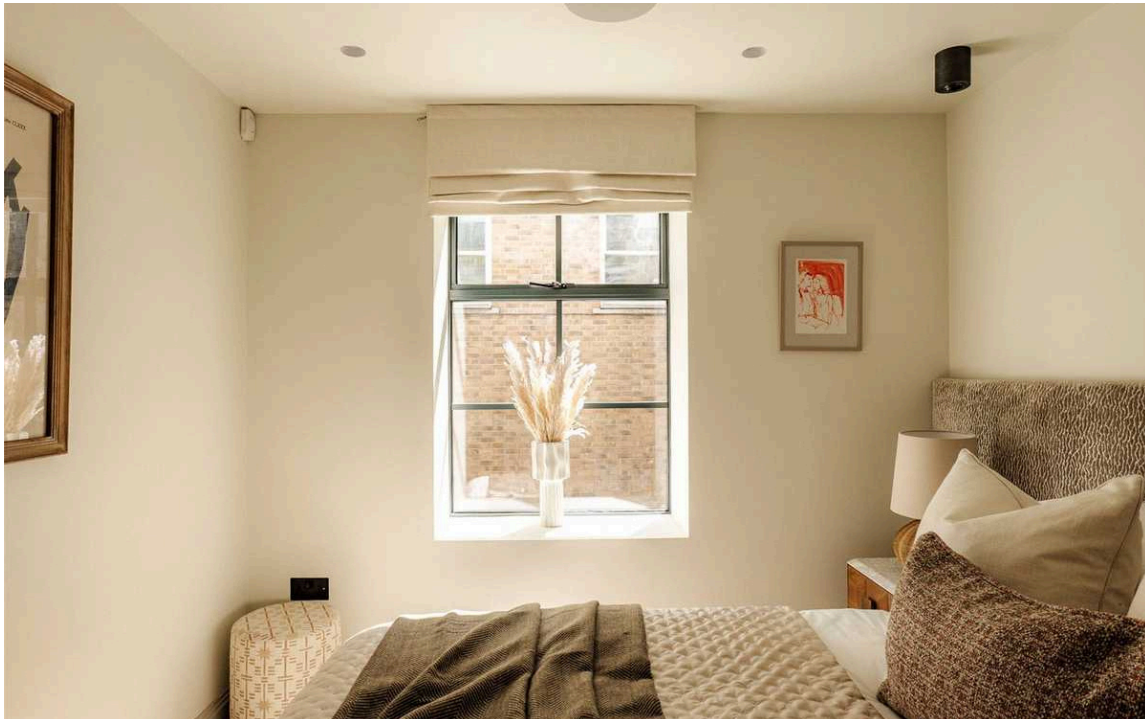




## The Bedrooms

The first floor consists of three bedrooms and three bathrooms, two of them ensuite. In addition, all of the rooms offer inbuilt storage space.

The second floor is entirely occupied by a spacious principal bedroom suite. It includes a bedroom, a walk-in wardrobe and a well-proportioned bathroom with shower and bath. In addition, floor-to-ceiling windows and French doors lead out onto the terrace.





## Outdoor Spaces

The house includes a south-facing roof terrace with wooden decking and enough space for outdoor seating. It also features a garage with a 22kW (three-phase) fast home car charger, accessed from the ground floor.



## The Neighbourhood

Bridstow Place is a quiet address lined with charming, cottage-like houses. From here, the many restaurants and shops of Westbourne Grove are close, as well as the fashionable streets of Notting Hill. In addition, Royal Oak and Notting Hill Gate stations are both within walking distance.

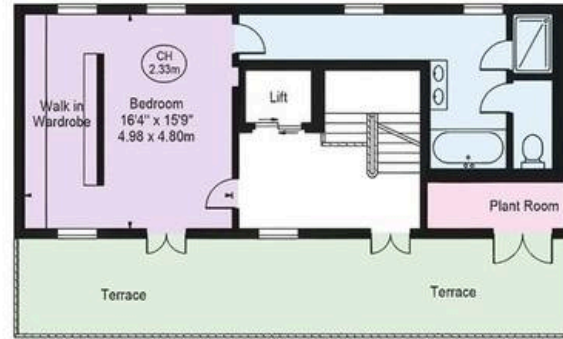


2A Bridstow Place,  
W2

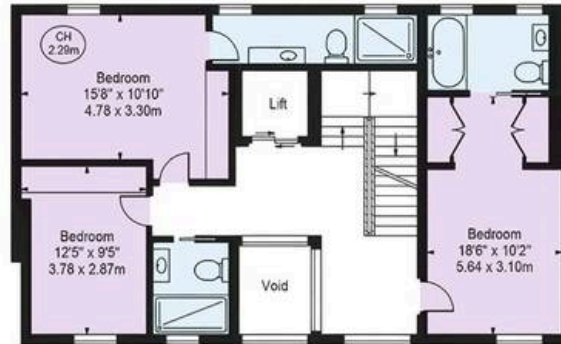
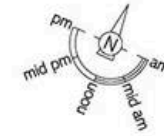
**Approx Gross Internal Area**  
4,255 sq ft / 395.03 sq m

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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



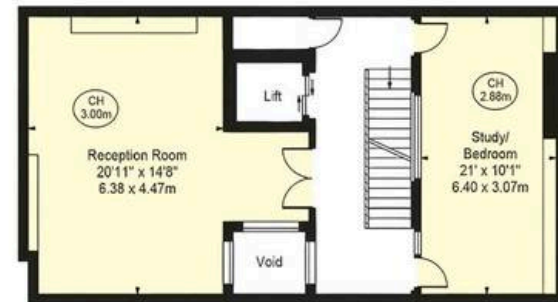
FIRST FLOOR



GROUND FLOOR



BASEMENT



LOWER GROUND FLOOR

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