



## **RUSSELL SIMPSON**

Sublime five-bedroom family home  
to rent with exceptionally bright and  
beautiful contemporary interiors

HORBURY CRESCENT  
LADBROKE SQUARE W11

Horbury Crescent

£8,500 <sub>P/W</sub>

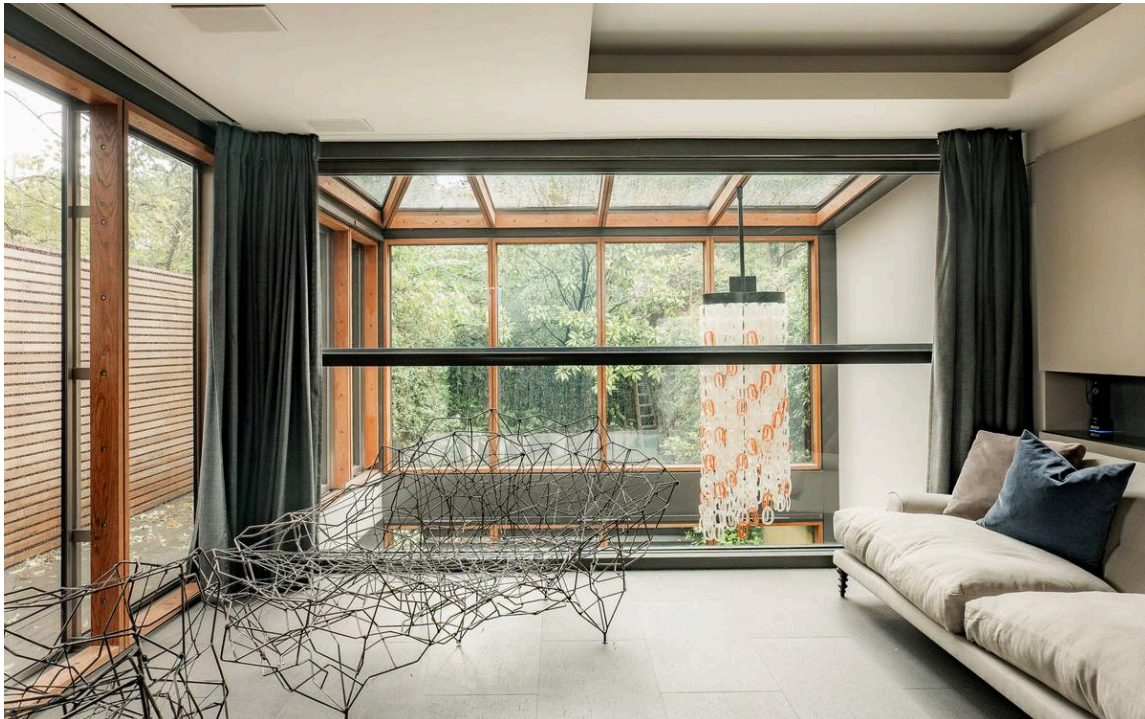
BEDROOMS 5	INTERNAL  4,158 <sub>SQ FT</sub>  386 <sub>SQM</sub>	OUTDOOR  1,182 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished / Unfurnished
BATHROOMS 4		EPC  E	COUNCIL TAX  RBKC, H



## The Property

Superbly designed house with first-class features on a sought-after street near Notting Hill Gate station

Entering the house on the raised ground floor, the front door opens directly onto a generous reception room with a bespoke black slate fireplace. The space is flooded with light thanks to high ceilings, full-length windows and an internal balcony overlooking the lower ground floor and the glazed extension that can become a home cinema.







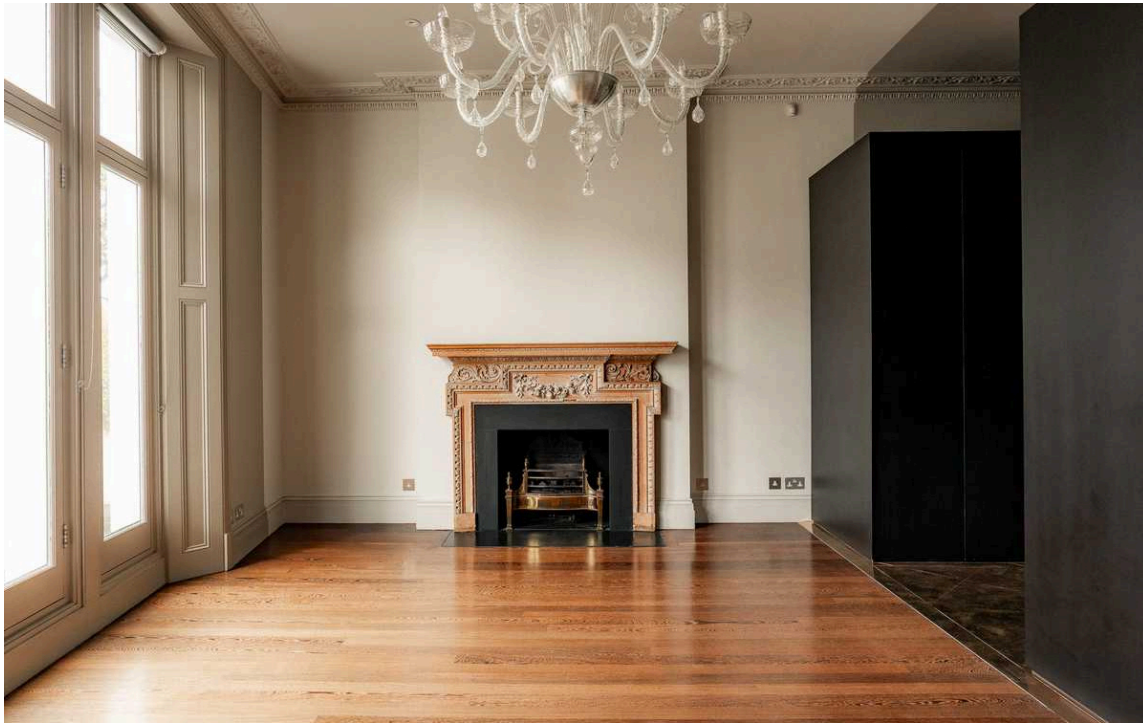
## Indoor Spaces

Downstairs is a well-proportioned living area consisting of open-plan kitchen, dining area and family sitting room. The bespoke Danish kitchen includes Miele and Gaggenau appliances, as well as worktops and a splashback of Italian stone.

This level also features a bespoke contemporary pebble stone fireplace and a vintage Vistossi chandelier illuminating the double-height atrium. A French door opens onto the rear garden, while a guest WC completes this floor.





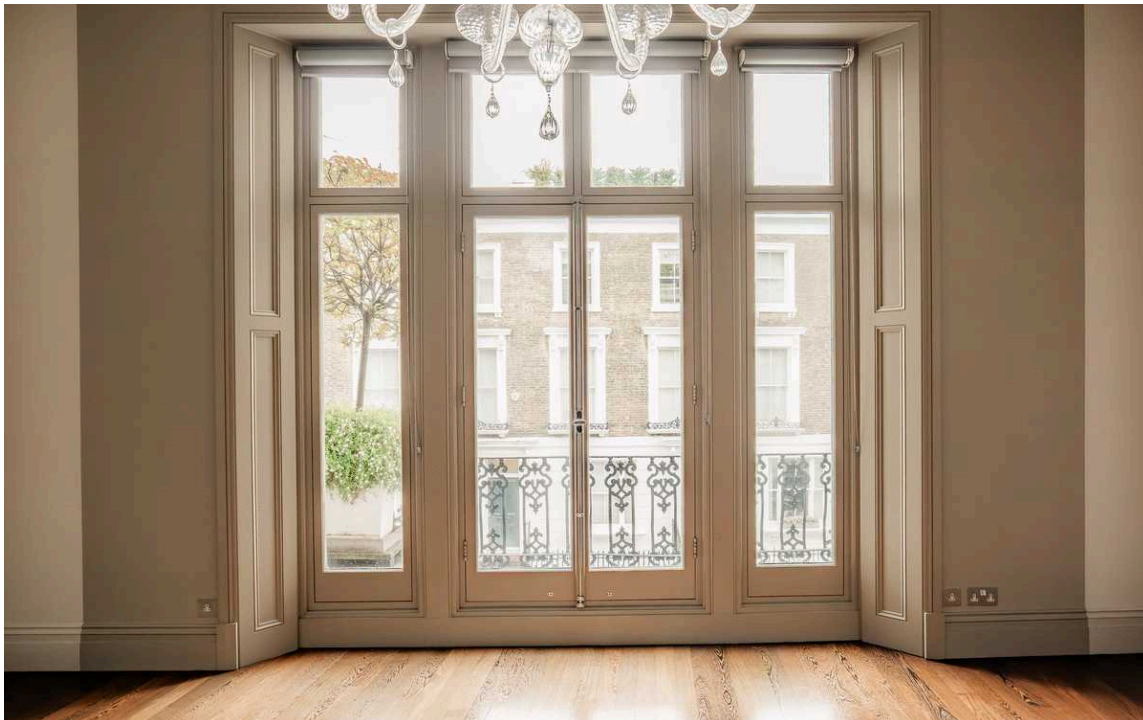


## The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a dressing area, a bathroom and French doors giving access to front and rear balconies. Lofty proportions add to the sense of splendour, while the bathroom tiles are Verde Fantastico quartzite slabs throughout.

The second bathroom on the half landing includes white ceramic tiles and a majestic contemporary oval bath. The bathrooms feature Italian Flaminia sanitaryware and chrome Vola taps throughout.

There are two more bedrooms on the second floor and two more bathrooms on the half landings. The third floor features another two bedrooms, separated by a folding door that can be drawn back to create a single space.



## The Design

The house's spectacular contemporary interiors were designed by 3W Architects Ltd. Recently redecorated and beautifully maintained, they are presented in immaculate condition. The lower level floors consist of Basaltina stone, while Wenge solid wood strip floorboards in upper levels. There are reclaimed antique fireplaces in all bedrooms and working gas fireplaces, with underfloor heating everywhere except in the upstairs bathrooms. Finally, there is a Sonos music system throughout and extensive safety features.







## Outdoor Spaces

The house includes a west-facing rear garden with a lawn, planted borders and a paved area for outdoor eating. In addition, residents may apply to access to Labroke Square Communal Garden.



## The Neighbourhood

Horbury Crescent is an attractive street of stucco-based terrace houses in the heart of Notting Hill Gate. From here, the underground station is close, while the neighbourhood's many celebrated restaurants and independent boutiques are also nearby. Furthermore, the open spaces of Holland Park and Hyde Park are a short walk away.



# Horbury Crescent, W11

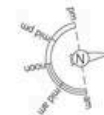
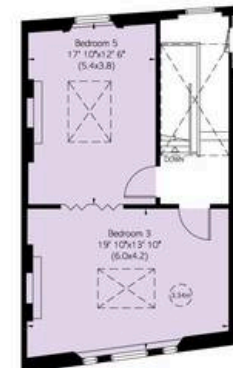
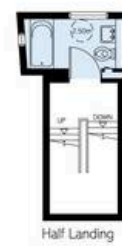
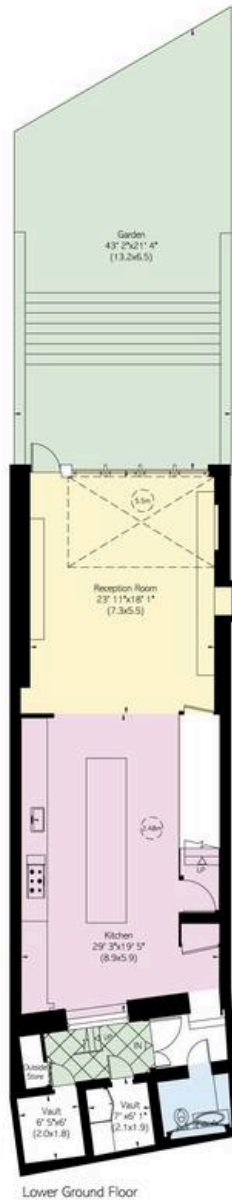
**Approximate Internal Area**  
4,358 sq ft/ 386 sq m

**Including vaults and outside storage**  
91 sq ft/ 8 sq m

**Outside Area**  
1,152 sq ft/ 100 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.



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