



## **RUSSELL SIMPSON**

Sublime flat with exceptionally large south-facing roof terrace and communal garden access in Holland Park

LANSDOWNE ROAD  
NOTTING HILL W11

Lansdowne Road

£2,075 P/W

BEDROOMS 2	INTERNAL 1,503 SQ FT	OUTDOOR 321 SQ FT	FURNISHED STATUS Furnished / Unfurnished
BATHROOMS 2	139 SQM	EPC E	COUNCIL TAX RBKC, H

## The Property

Bright and beautiful-two bedroom flat with spacious and stylish interiors on a prestigious street near Notting Hill

Entering the flat on the second floor, the front hall leads through to a large reception room with south-west facing sash windows. This floor also contains a pair of bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the second bedroom is also ensuite, and both have inbuilt wardrobe space.



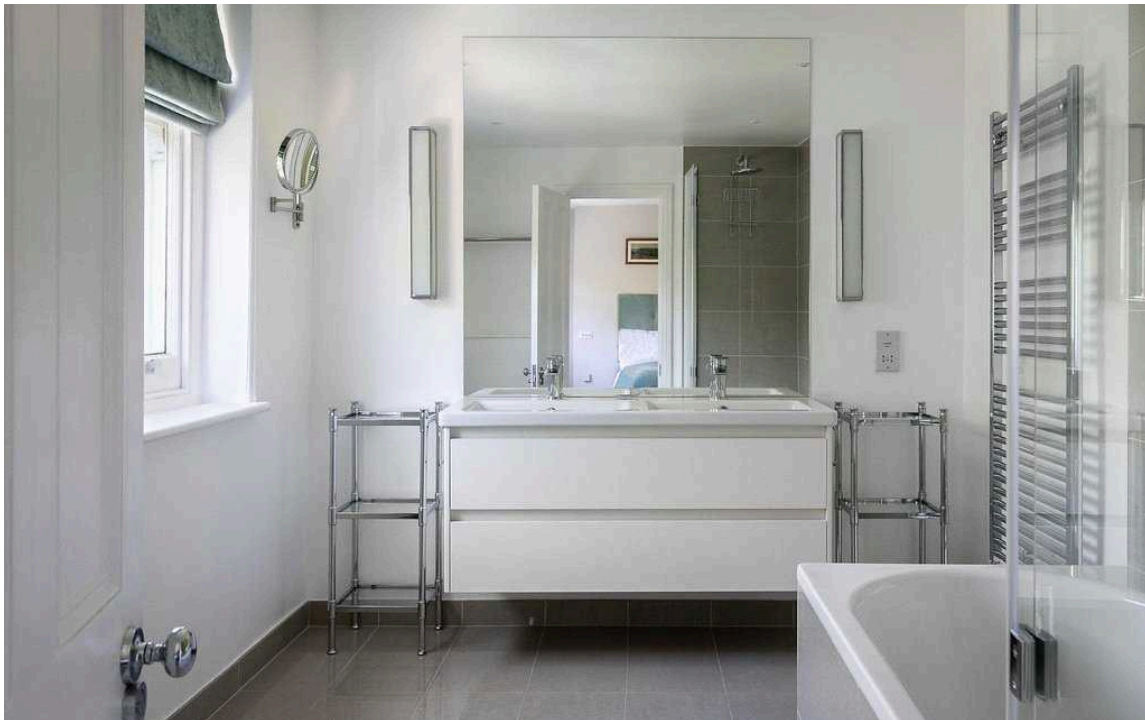




## Indoor Spaces

Upstairs, a study area leads through to a fitted kitchen with a separate utility room. Beyond is orangery dining room, flooded with light from full-length windows and double French doors leading out onto the roof terrace.

The interiors of the property are decorated in a neutral, contemporary style, adding to the sense of brightness and space. They are presented in good condition.





## Outdoor Spaces

The flat includes a spectacular south-facing roof terrace with wooden decking. It has enough space for separate dining and seating areas, as well as beautiful rooftop views.

The property is set back from the street with off-street parking out front. Furthermore, residents have the right to access the communal garden square of Hanover Gardens.





## The Neighbourhood

Lansdowne Road is one of the most sought-after addresses in Holland Park. This wide street is lined with trees, as well as Victorian villas with stucco dressings. Many of the properties back onto spacious communal gardens, making the neighbourhood popular with families.

From here, Holland Park station is close, while the many restaurants and independent shops of Notting Hill are also nearby. Furthermore, the open spaces of Holland Park are within walking distance.

# Lansdowne Road, W11

## Approx Gross Internal Area

1,578 Sq. Ft. / 147 Sq. M.  
Including Under 1.5 M  
1,504 Sq. Ft. / 140 Sq. M.  
Excluding Under 1.5 M

## RUSSELL SIMPSON



SECOND FLOOR



THIRD FLOOR

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.

**RUSSELL  
SIMPSON**

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