

## **RUSSELL SIMPSON**

Modern four-bedroom family home  
with roof terrace in Notting Hill

LEDBURY ROAD  
NOTTING HILL W11

Ledbury Road

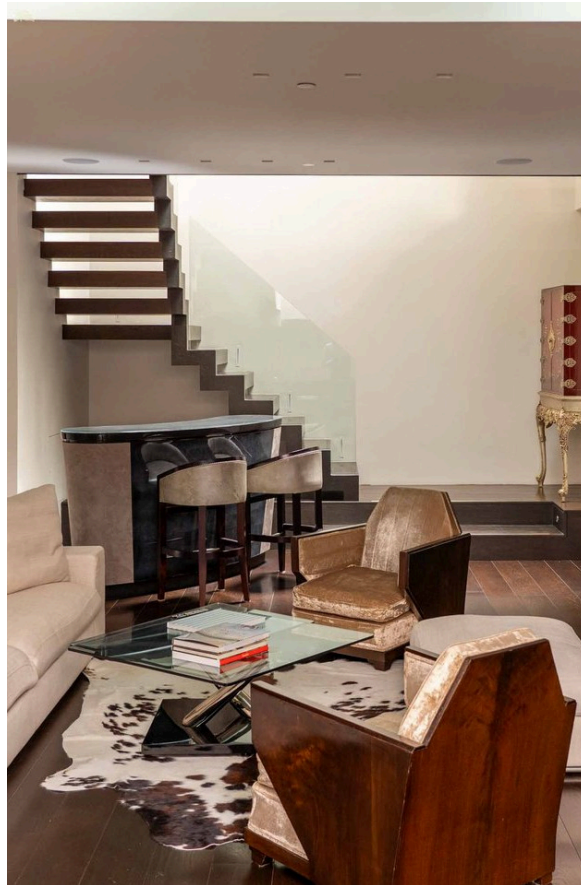
£5,750 <sub>P/W</sub>

BEDROOMS 4	INTERNAL  2,455 <sub>SQ FT</sub>  228 <sub>SQM</sub>	OUTDOOR  137 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 3		EPC  C	COUNCIL TAX  RBKC, H

## The Property

A stylish contemporary house presented in excellent condition with distinctive architectural features.

Entering on the raised ground floor, you find a generous open-plan kitchen featuring sleek fitted units, a marble-topped island with integrated gas hob, and contemporary pendant lighting. The lower ground floor houses a spacious reception room and guest washroom. Throughout, wooden floors and strategically placed skylights create bright, light-filled interiors.







## The Bedrooms

The distinctive floating staircase with glass balustrades leads to the first floor principal bedroom suite, complete with ensuite bathroom and walk-in wardrobe. The second floor contains two well-appointed bedrooms and a family bathroom. The versatile third floor reception room could serve as an additional bedroom and provides direct access to the delightful roof terrace.



## The Neighbourhood

The charming roof terrace offers an elevated private retreat with views across the surrounding area, perfect for outdoor relaxation and dining. Ledbury Road is a highly sought-after address in Notting Hill, moments from Westbourne Grove's boutiques and cafés. Notting Hill Gate station provides excellent transport links, while Hyde Park and Portobello Road market are within easy reach of this desirable residential location.



Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. Please refer to your agent for details.

**RUSSELL  
SIMPSON**

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