

RUSSELL SIMPSON

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

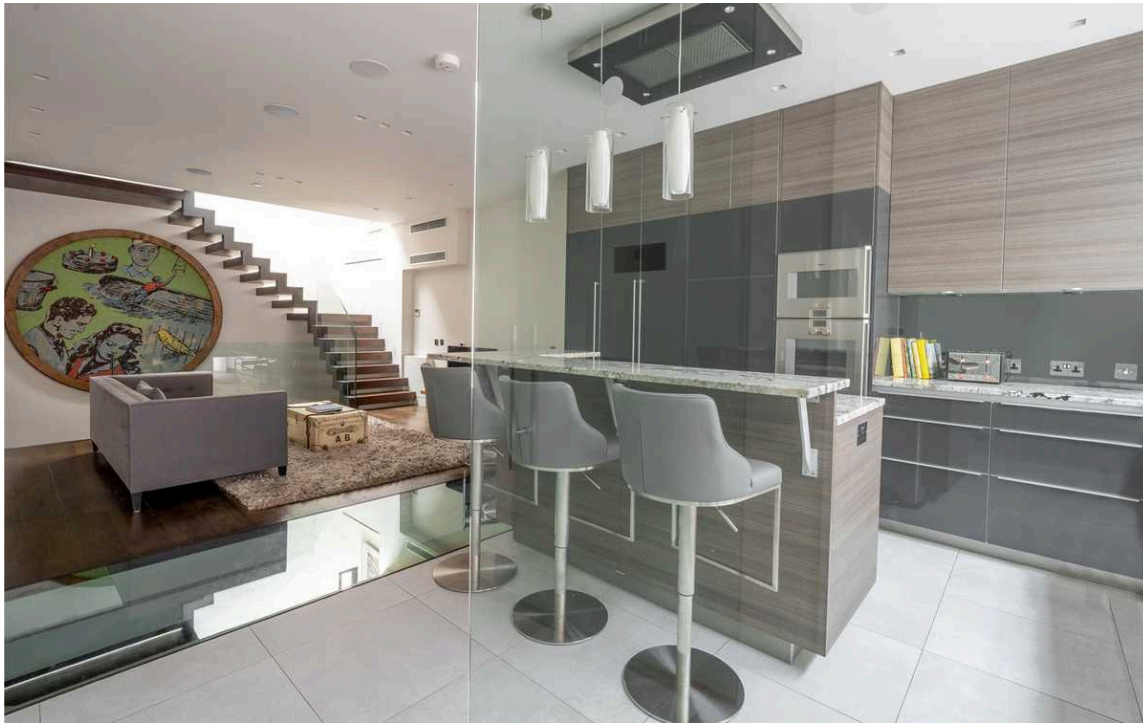
LEDBURY ROAD
NOTTING HILL W11

Ledbury Road

£4,250 _{P/W}

BEDROOMS 4-4	INTERNAL 2,455 _{SQ FT} 228 _{SQM}	OUTDOOR 137 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX RBKC, H





The Property

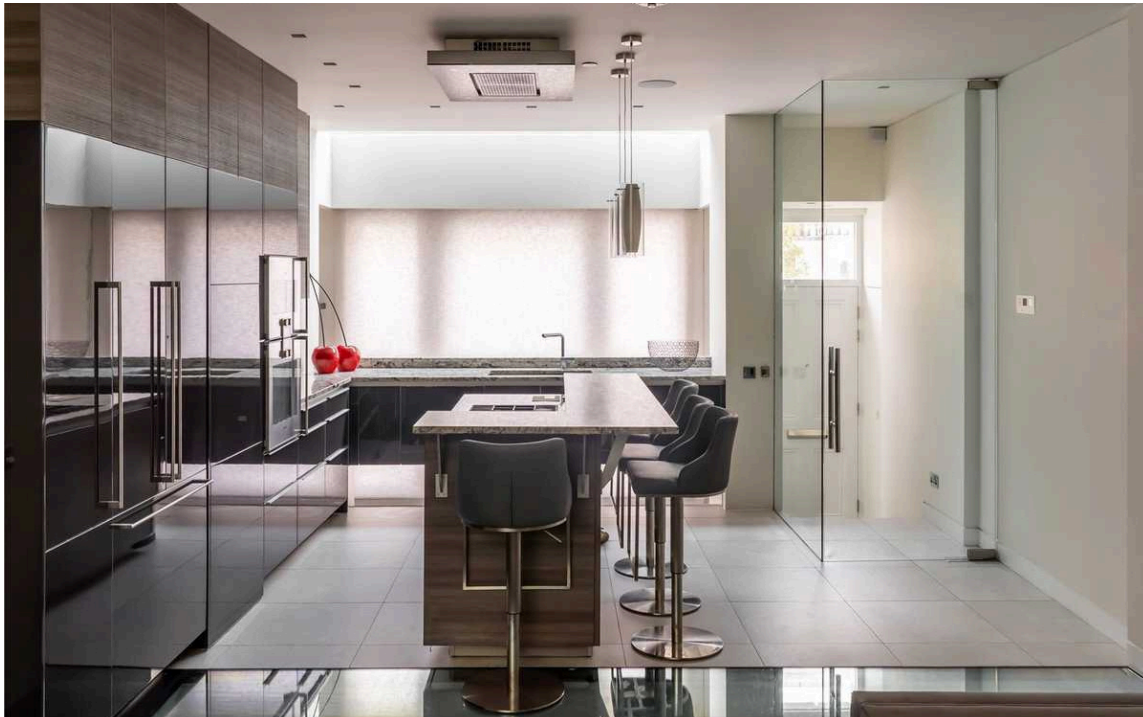
Arranged over five floors, this very special property has been architecturally designed to the highest standards and benefits from a multitude of features including air conditioning, underfloor heating, CCTV and Sonos Music System, Lutron lighting, underfloor heating, food-lift throughout the house. Poggenpohl kitchen with Gaggenau appliances, wooden flooring throughout reception areas, and silk carpets in the bedrooms.

img 1

Kitchen

img 2

Kitchen



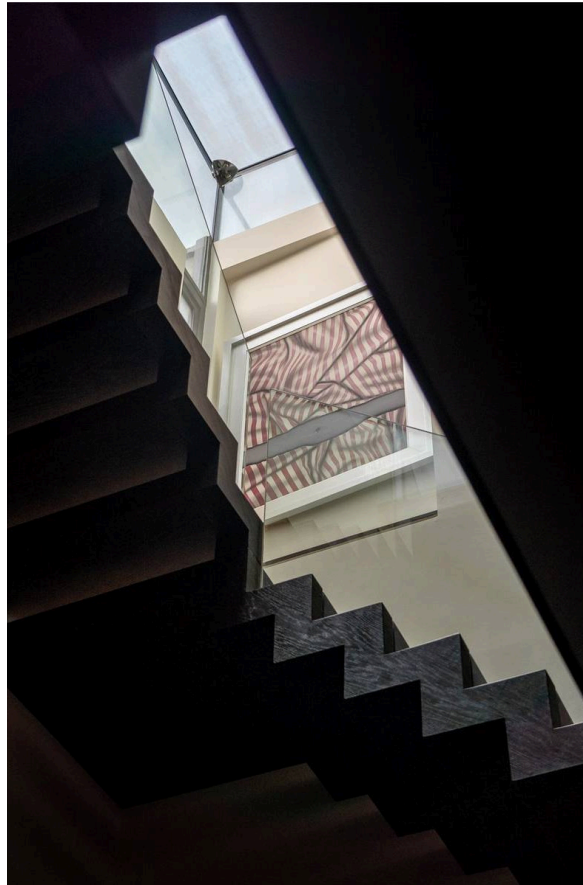
Indoor Spaces

This house comprises 4 bedrooms, 3 bathrooms, 2 reception rooms, an open plan eat-in kitchen, a roof terrace, and a garden at the front of the house.



The Neighbourhood

This property is within close proximity to Hyde Park, Kensington Gardens, Holland Park, Kensington High Street and the Westfield Shopping Centre. Located on the desirable street of Ledbury Road in the heart of Notting Hill Village and benefits from the amenities and restaurants of Westbourne Grove.





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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