

## **RUSSELL SIMPSON**

Exceptionally sophisticated five -  
bedroom house with swimming pool,  
south-facing garden and off-street  
parking to rent

WESTBOURNE GROVE  
NOTTING HILL W11

Westbourne Grove

£13,846 P/W

<div>BEDROOMS</div> <div>5</div>	<div>INTERNAL</div> <div>3,315 <small>SQ FT</small></div> <div>307 <small>SQM</small></div>	<div>OUTDOOR</div> <div>657 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>RBKC, H</div>

## The Property

Superb family home on a popular street with spacious living areas in an opulent contemporary style

Stepping into the house on the first floor, the front door opens onto a generous reception room. As well as the seating area, an internal balcony overlooks the floor below and floods this space with brightness from a double-height glass wall and skylight.







## Indoor Spaces

Stairs lead down to an exceptionally spacious and well-lit living area on the ground floor. This includes a kitchen with a central island, a dining room and a French door leading out into the garden.



## Entertaining Spaces

The lower ground floor features an impressive swimming pool with marble tiling, as well as a gym and reception room with storage space. Furthermore, there is a bedroom with a bathroom next door.

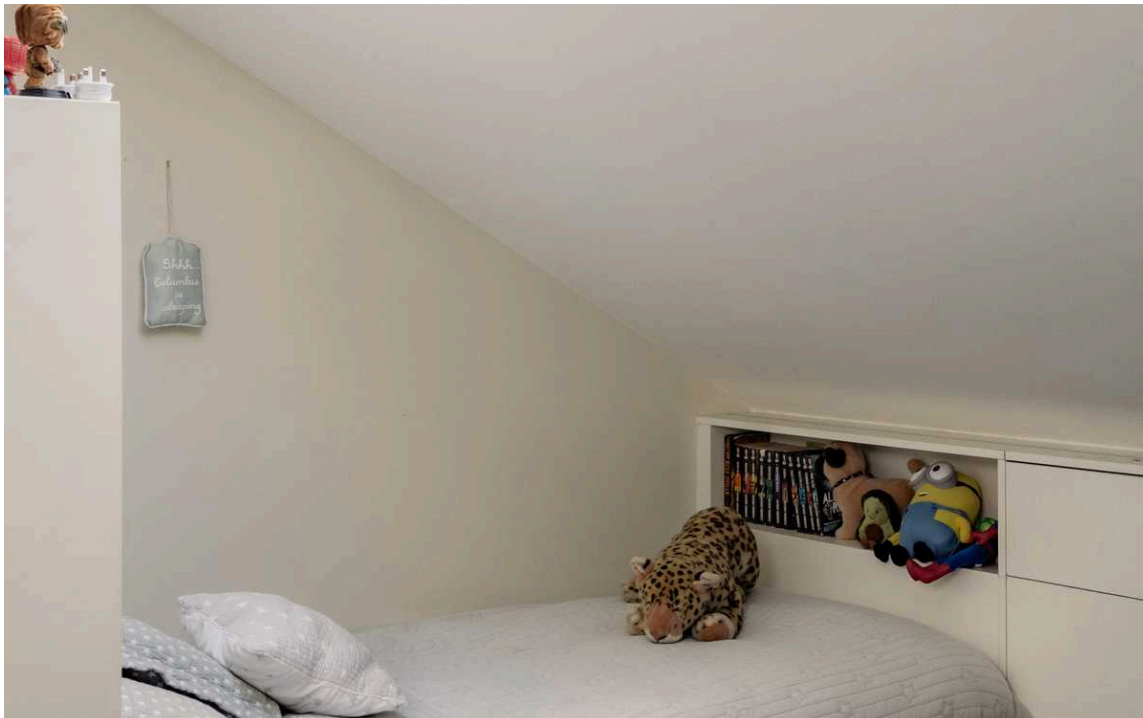






## The Bedrooms

The second floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a bathroom with a bath and a dressing area. French doors lead out onto the south-facing terrace. The third floor offers two more bedrooms with a shared bathroom and utility room. The fourth floor contains a fifth bedroom. The house is decorated in a sophisticated style with opulent contemporary interiors. Presented in beautiful condition, it has underfloor heating throughout.



## Outdoor Spaces

The property includes a south-facing rear garden with outdoor seating. There is also a front garden with off-street parking and a terrace with beautiful rooftop views.







## The Neighbourhood

Westbourne Grove runs from Kensington Park Road in the east to Queensway in the west. This section of the street crosses over Portobello Road and contains some of the most popular restaurants and shops in the neighbourhood. From here, Notting Hill Gate underground station is a short walk away. Furthermore, the open spaces of Holland Park are within easy reach.



# Westbourne Grove, W11

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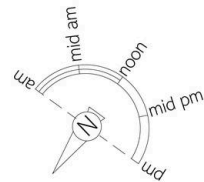
## Approximate Internal Area

3,315 sq ft/ 308 sq m

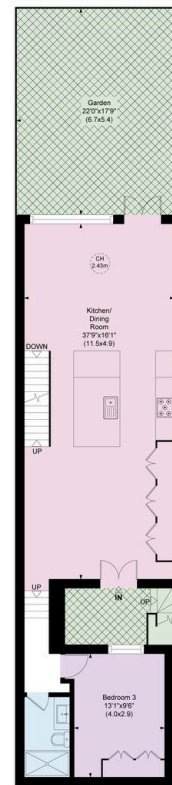
## Outside Area

657 sq ft/ 61 sq m

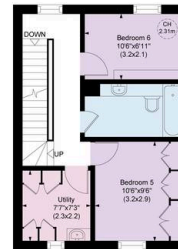
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Lower Ground Floor



Ground Floor



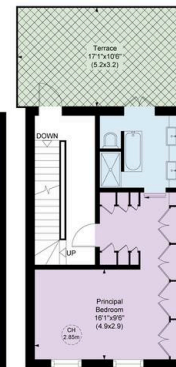
Third Floor



Fourth Floor



First Floor



Second Floor

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