



Artesian Road,
Notting Hill, W2

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**STRUTT
& PARKER**

BNP PARIBAS GROUP



Artesian Road, Notting Hill, W2

A wonderful four bedroom, family house with a lovely south facing garden.

Having been in the same family for more than fifty-five years, this is a very charming stucco fronted house situated in the ever popular Artesian Village. The vendors have recently added an excellent top floor, providing a further two bedrooms and a shower room to create a very well balanced family house over five floors.

There is excellent entertaining space, including a sitting room and library on the raised ground floor, in addition to a classical first floor double drawing room and a kitchen and dining room on the lower ground floor leading onto the south facing garden.

Artesian Road is a very attractive, tree lined address which benefits from its close proximity to all the shops, cafés and boutiques of Westbourne Grove and Ledbury Road with Kensington Gardens, Hyde Park, excellent schools and transport facilities of Notting Hill Gate close by.

Entrance hall | Sitting room | Library | Double drawing room
Kitchen | Dining room | Four bedrooms | Four bath/shower rooms
Utility room | Garden | EPC Rating C

Terms

Tenure: Freehold

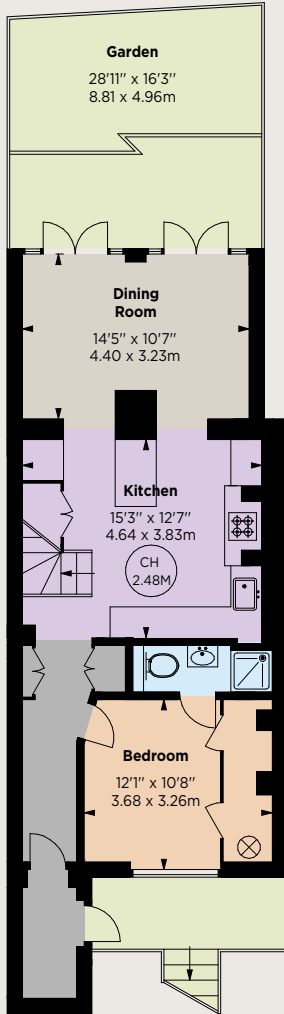
Council Tax: Band H

Local Authority: City of Westminster

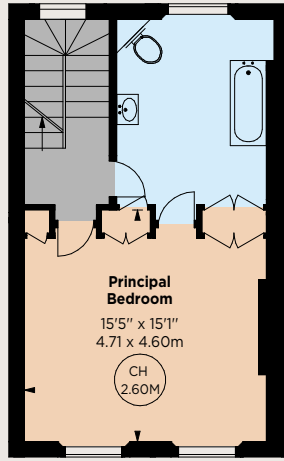
Guide Price: £4,500,000



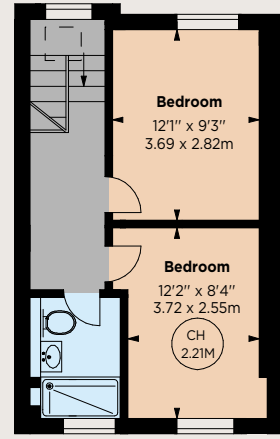
Approximate gross internal area 2,454 sq ft (228.01 sq m)
 (Including 2.63 sq m of Mezzanine Area)
 For identification purposes only.



Lower Ground Floor

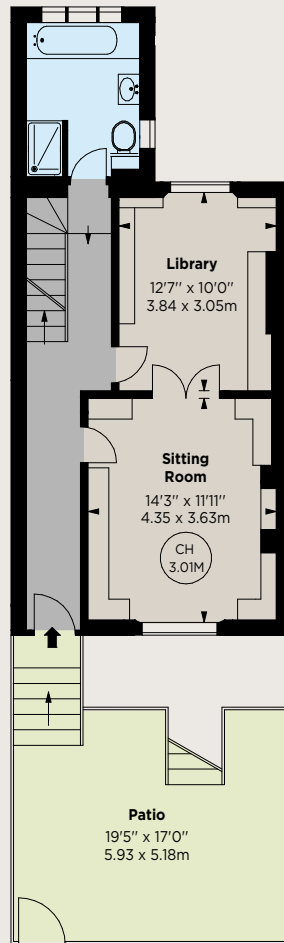


Second Floor

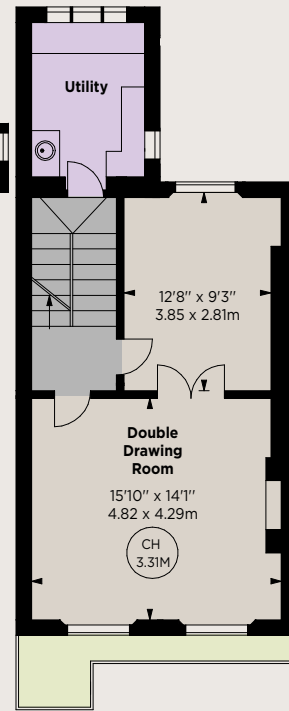
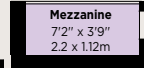


Third Floor

Key :
 CH - Ceiling Height



Raised Ground Floor



First Floor

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Notting Hill

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