

A three-story brick house at night, illuminated from within. The house features a central entrance with a white portico and a dark door. The windows are lit up, and there are decorative iron balconies on the second floor. A black iron gate with brick pillars is in the foreground. The sky is dark blue.

COLLMANN HOUSE

NOTTING HILL W2

AN OUTSTANDING SIX BEDROOM DETACHED PERIOD HOUSE, WITH A LARGE PRIVATE GARDEN AND ELECTRONIC OFF STREET PARKING FOR TWO CARS.

Situated behind the original Grade II listed period villa, this extraordinary house has been thoughtfully designed throughout. Occupying approximately 9,562 sq ft, the house offers excellent entertaining space, including a swimming pool, gym, cinema, entertainment area and reception room leading onto the large private garden.

LOCATION

Garway road is situated moments from Westbourne Grove, this location offers numerous restaurants, shopping, easy transport links of Notting Hill Gate tube. The open spaces of Hyde Park is also nearby.

ACCOMMODATION

- Entrance Hall
- Three reception rooms
- Kitchen
- Dining room
- Five cloakroom
- Six bedrooms
- Five bath/shower rooms
- Cinema
- Gym
- Two entertainment room
- Lobby/bar
- Swimming pool
- Sauna
- Changing rooms
- Utility
- Lift
- Car lift
- EPC rating D

TERMS

Tenure Freehold

Council Tax Band H

Local Authority City of Westminster

Guide Price £17,950,000 Subject to contracts

TECHNICAL FEATURES

- New Build 10 years warranty from Premier Guarantee (includes the old and the new element, expires 2029)
- Security and NACOSS approved alarm system
- Secure door entry system
- CCTV System
- Home automation control system
- Lutron lighting control system
- Satellite and aerial distribution system
- Data network and WiFi coverage
- Integrated heating and cooling system
- Martin Moore's luxury handmade kitchen
- Bespoke handmade fittings such as metal vanity units, metal side wall to staircase
- Bespoke cinema design with 4K LED 3D Projector and 127" viewing projector screen
- Vitality suite incorporating an Infinity lap pool with added bespoke water feature, jacuzzi and sauna with himalayan salt block walls backlit for added effects
- Bespoke bar, wine storage and fashionable table from Krion integrated with LED design
- Summer reception area that combines the garden and lower terrace for extensive outdoor entertainment space









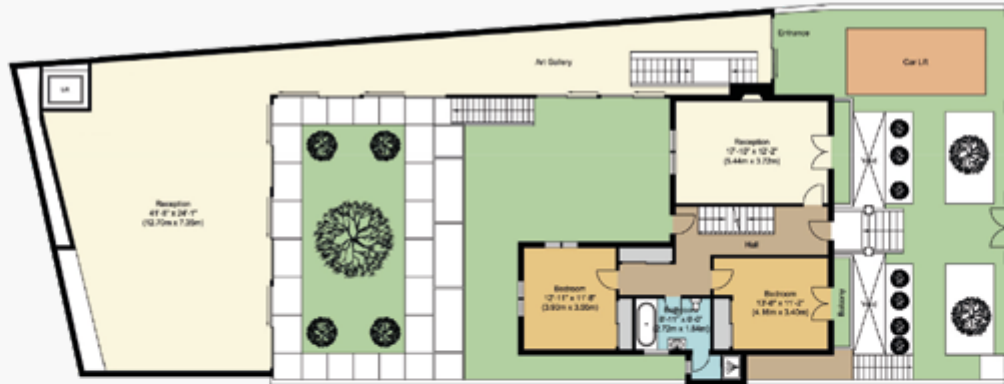


GROSS INTERNAL AREA

888.33 SQ M - 9,561.90 SQ FT



Lower Ground Floor



Upper Ground Floor



Upper Floor



Sub Basement



Basement

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Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com

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