




# Westbourne Park Villas

Notting Hill, W2

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A stunning and beautifully presented house with off street parking and a south facing garden.

Laid out over just four floors, this outstanding, semi-detached villa benefits from a fabulous 55ft south facing, landscaped garden which offers a sunny rear outlook and generous off street parking.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,470 SQ FT**



**GUIDE PRICE  
£4,795,000**



### The property

The garden is arranged with a large, paved terrace just outside the two sets of large glazed doors from the kitchen, providing a huge area for dining outside, perfect for entertaining or family BBQ's. A few steps higher leads to large lawn and a beautiful, well planted, private garden giving further excellent amenity space to this beautiful property.

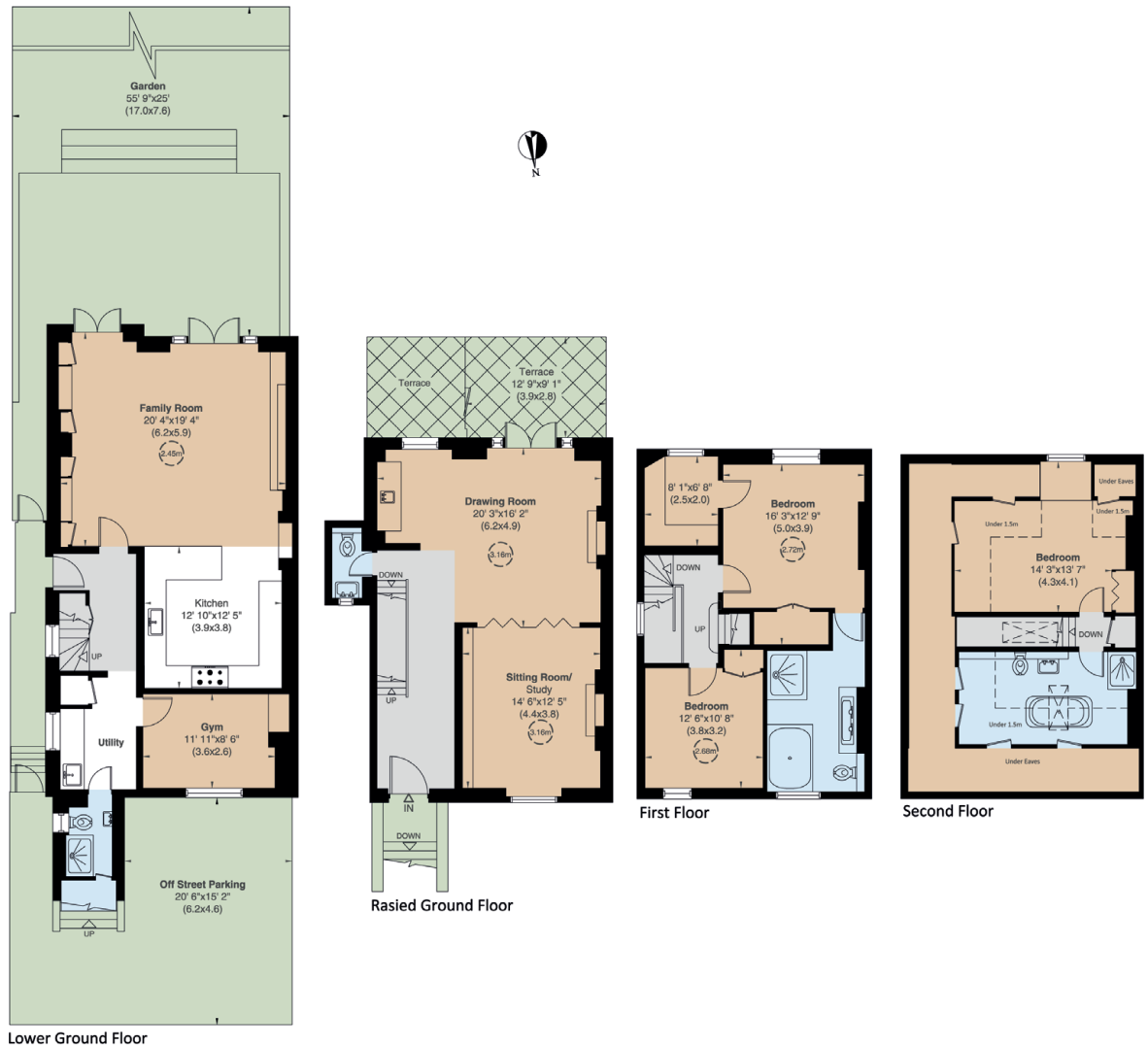
This is a very attractive, wide house which has been comprehensively refurbished and completely modernised to create immaculate living space within a practical family house layout with excellent entertaining space. The house further benefits from underfloor heating, air conditioning in the bedrooms and a complete security system.

### Location

Westbourne Park Villas lies within the Westbourne Conservation area and is only a short distance from the shopping and transport amenities of Westbourne Grove and Ledbury Road. Royal Oak Underground station (Circle and Hammersmith and City line) is also nearby.







**Floorplans**

Gross internal area 2,711 sq ft (252 sq m) including under 1.5m and under eaves  
 2,342 sq ft (218 sq m) excluding under 1.5m and under eaves  
 2,470 sq ft (230 sq m) including under 1.5m and excluding under eaves  
 For identification purposes only.

**General**

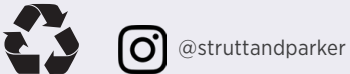
Tenure: Freehold  
 Local Authority: City of Westminster  
 Council Tax: Band G  
 EPC Rating: C  
 Parking: Off street parking  
 Broadband: Available

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