



Ladbroke Road | Notting Hill, W11
£5,800,000





Description

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This elegant mid-terraced Victorian house on one of Notting Hill's premier roads, masterfully combines classic charm with modern versatility, offering spacious living throughout. The entrance hallway welcomes you with its striking high ceilings and a stunning chandelier, setting the tone for the rest of the home. The grand staircase adds a sense of sophistication, leading you further into the property.

To the right of the entrance, you'll find the exquisite dual dining room and reception area, a truly impressive space. This room is perfect for both entertaining guests and enjoying intimate family gatherings, with plenty of natural light enhancing its elegant features.

On the upper floors, there are four generously sized bedrooms, including a spacious principal bedroom at the front of the house. With two large windows allowing an abundance of natural light, this room is beautifully enhanced by a traditional fireplace. The en suite bathroom is equally impressive, featuring a double basin, a relaxing bath, separate shower, and a toilet. The three additional bedrooms, ideally located on the top floor, are perfectly arranged to accommodate children or guests and share a well-appointed bathroom. There is also a reception and office space on the first floor, which could also be converted into further bedroom accommodation should a buyer require it.

On the lower ground floor, you'll find a well-equipped kitchen, a cozy media room, and a small study—perfect for unwinding or working from home. The third bathroom, located just off the kitchen, adds extra convenience. An additional entrance leading out to the vaults provides further functionality and versatility to the space.

The property further offers two delightful outdoor spaces: a charming terrace off the first-floor landing and a generously sized patio garden at the back of the house, making it an ideal spot for outdoor entertaining or simply relaxing in the sun.

Situated on a picturesque street in the heart of Notting Hill, this home is just a short stroll from local cafes, shops, and restaurants. Holland Park station (Central Line) is only a five-minute walk or 0.3 miles away, with the North entrance of Holland Park itself just 0.5 miles from the property.

This is a truly exceptional home, combining historic charm with modern comfort in a vibrant and sought-after location.

Features

- Terrace
- Patio Garden
- Cinema Room
- Charming study room
- Grand double reception room
- 4 bedrooms

Additional information

- Council Borough - Royal Borough of Kensington & Chelsea
- Council Tax Band: H
- Council Tax amount p.a: £3,017.96
- Freehold
- EPC rating: E









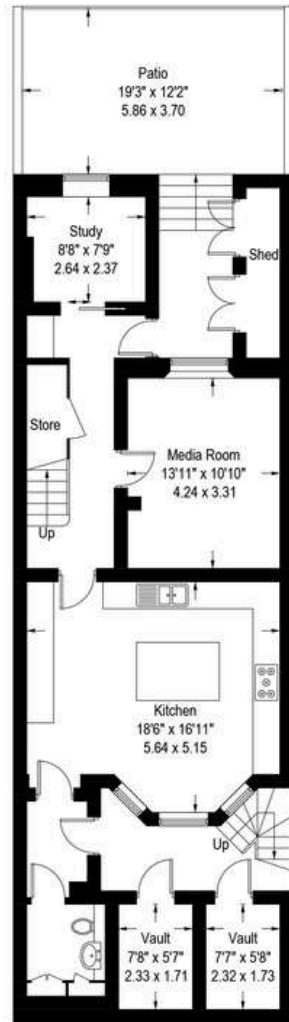
Ladbroke Road, London, W11

Approximate Gross Internal Area = 3283 sq ft / 305.0 sq m

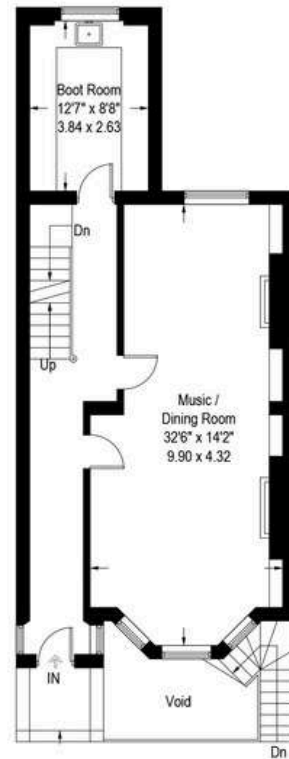
Reduced Headroom = 24 sq ft / 2.2 sq m

Vaults = 94 sq ft / 8.7 sq m

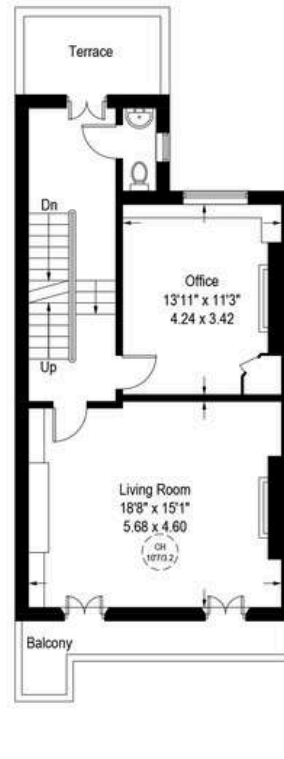
Total = 3401 sq ft / 315.9 sq m



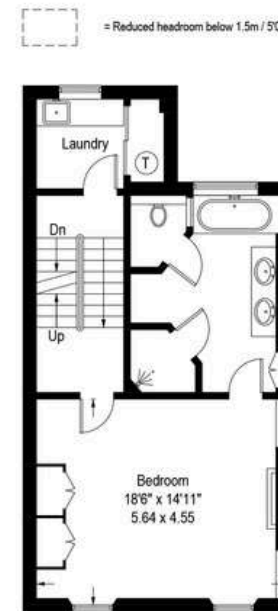
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1176119)

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Property perfected.

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