



Courtnell Street, Notting Hill, W2

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BNP PARIBAS GROUP 



# Cournell Street, Notting Hill, W2

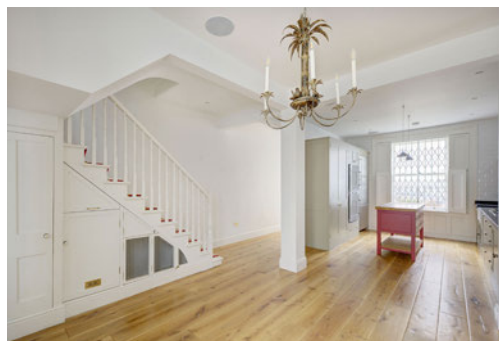
A charming family house in the ever popular Artesian Village.

Arranged over just four floors and occupying over 2,000sqft, this beautiful, non-basement house has excellent entertaining space with a spacious kitchen/dining room leading onto a patio on the ground floor and an impressive double reception room on the first floor.

The upper two floors have three generous double bedrooms, a dressing room and two bathrooms and the house further benefits from a study, a large utility room, terrace and very good storage space throughout.

Cournell Street is an attractive tree lined address, just north of Artesian Road and therefore benefits from its close proximity to all the shops, cafés and boutiques of Ledbury Road and Westbourne Grove. The shopping and transport facilities of Notting Hill Gate and the green spaces of Hyde Park are also close by.

Entrance hall | Kitchen | Dining room | Double reception room | Study | Principal bedroom with en suite bathroom | Dressing room | Two further bedrooms | Further bathroom | Utility room | Guest WC | Patio | Terrace | EPC rating E



## Terms

**Tenure:** Freehold

**Council Tax:** Band H

**Local Authority:** City of Westminster

**Asking Price:** £3,850,000



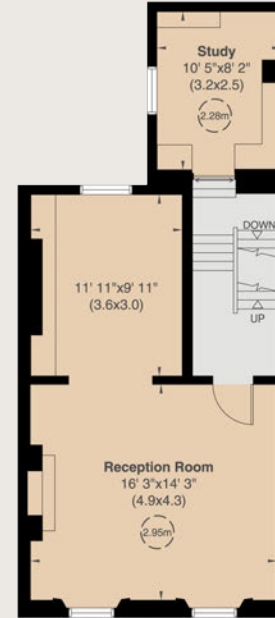




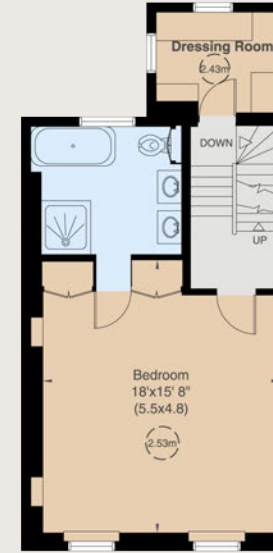
Approximate gross internal area  
2,025 sq ft (188 sq m) Including Under 1.5m  
2,016 sq ft (187 sq m) Excluding Under 1.5m  
For identification purposes only.



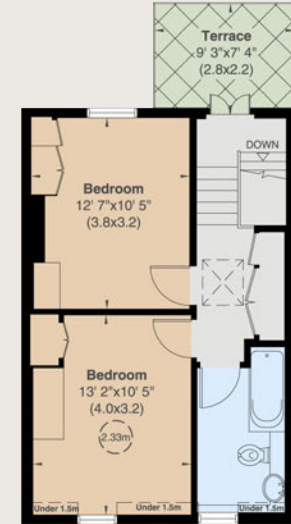
Ground Floor



First Floor



Second Floor



Third Floor



## Notting Hill

303 Westbourne Grove, London, W11 2QA

**020 7221 1111**

nottinghill@struttandparker.com

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