

Courtnell Street

Notting Hill, W11



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming family house with a private garden in the ever popular Artesian Village.

Arranged over just four floors this non-basement house has excellent entertaining space and wonderful natural light throughout.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



FREEHOLD



1,768 SQ FT



**GUIDE PRICE
£3,500,000**



The property

There is a spacious kitchen/dining room leading onto a private garden on the ground floor and an impressive double reception room on the first floor with double doors onto a terrace. The upper two floors have three generous double bedrooms and two bathrooms. The house further benefits from a study and guest cloakroom.

Location

Courtneil 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.







Floorplans

House internal area 1,768 sq ft (164 sq m)
including under 1.5m
For identification purposes only.

General

Tenure: Freehold

Local Authority: City of Westminster

Council Tax: Band H

EPC Rating: D

Parking: Resident's permit available

Broadband: Available

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