

Denbigh Terrace, Notting Hill



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1,743 sq ft (162 sq m) | Freehold
4 bedrooms | 2 reception rooms
2 bathrooms | House

Guide price £2,850,000

A beautiful and charming four-bedroom family house on popular Denbigh Terrace. The property offers wonderfully proportioned accommodation throughout, combining elegant period features with excellent family living space.

The raised ground floor is dedicated to a particularly attractive double reception room, featuring a wonderful ceiling height of 2.89m, large shuttered sash windows, beautiful cornicing and a traditional fireplace. The property provides access onto a terrace overlooking the wonderful rear garden, creating a lovely connection between the principal living space and the outdoors.

The lower ground floor comprises a generous family kitchen together with a dedicated dining area and additional informal sitting area with access to the patio and wonderful garden. This floor is unusually bright benefiting from a clever arrangement of additional windows and a skylight which allows an abundance of natural light.

Two well-proportioned double bedrooms are located on the first floor, which also benefits from an impressive ceiling height of 2.69m, together with a spacious family bathroom. A further large third bedroom occupies the second floor and benefits from excellent built-in storage and three Velux windows, creating a particularly bright and airy space. The fourth bedroom, ideal as a single bedroom, nursery or home office, is situated alongside a shared shower room.

The house also benefits from excellent additional storage within three substantial vaults.



Location

The property is ideally located for access to a number of highly regarded and well-rated schools in the immediate W11 and surrounding Notting Hill area, making it particularly attractive for families.

Nearby there is a wide range of wonderful schools including Fox Primary School, widely regarded as one of the strongest performing primaries in the area, and St Clement & St James Church of England Primary Schools, both of which are highly sought after. Colville Primary School is also within close proximity and is well regarded locally.

Denbigh Terrace is well positioned for the excellent amenities, restaurants and shops of a fashionable Westbourne Grove and Portobello Road and offers excellent transport links by bus and Notting Hill Gate underground station (Central, Circle and District lines).

Postcode region: W11

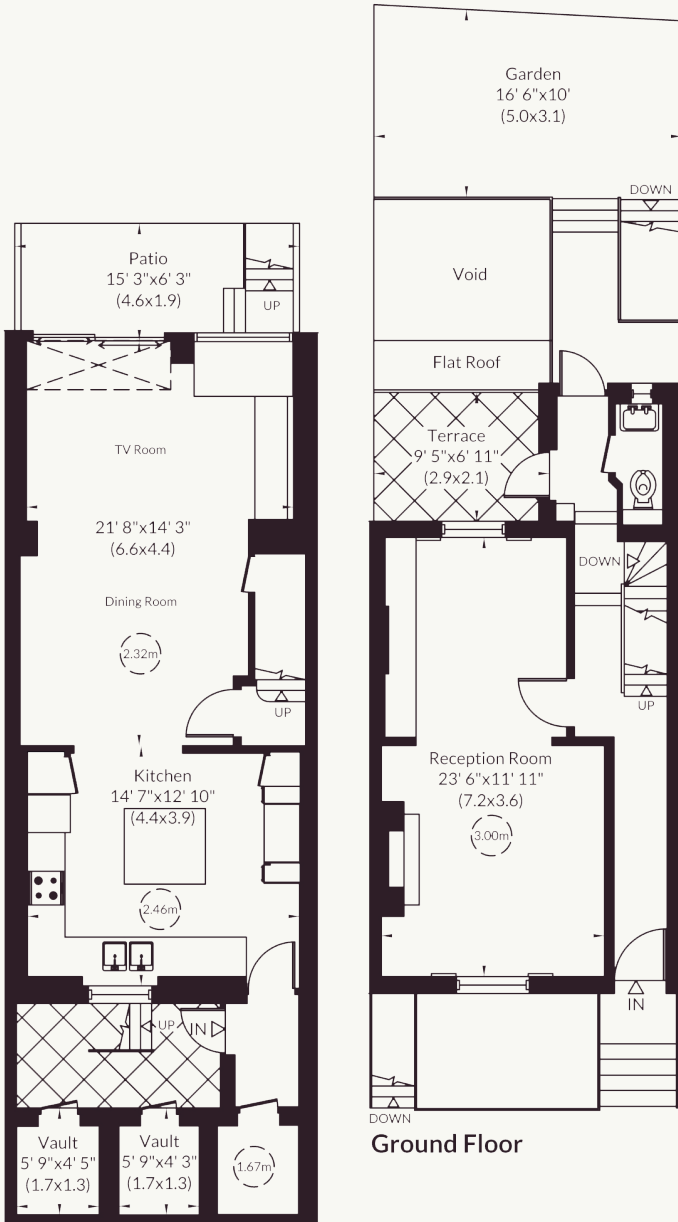
General

Tenure: Freehold
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC Rating: C
Parking: Residents parking permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

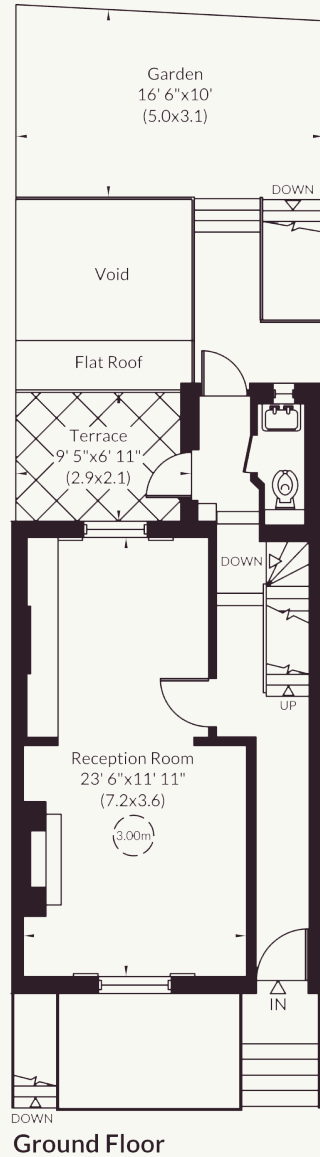


Approximate Gross Internal Area
 162 sq m/ 1743 sq ft (including under 1.5m and vaults)
 155 sq m/ 1666 sq ft (excluding under 1.5m and vaults)

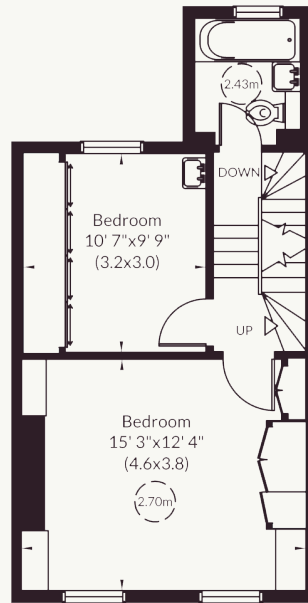
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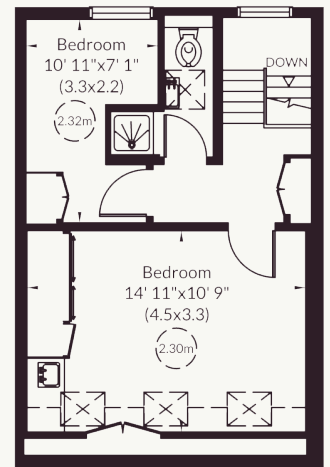
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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