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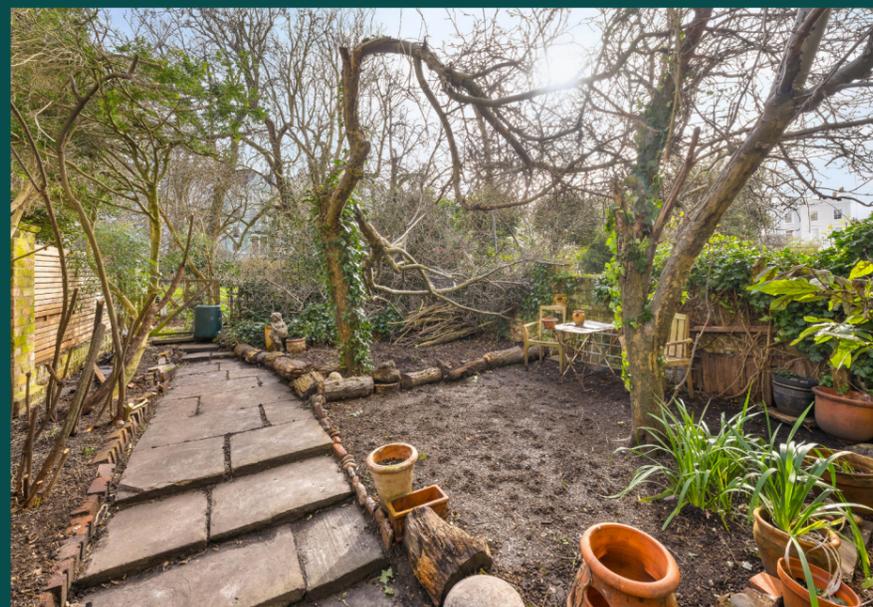
NOTTING HILL W11





A COMPLETELY UNMODERNISED, UNLISTED, PERIOD HOUSE  
WITH A SOUTH EAST FACING GARDEN AND DIRECT ACCESS TO  
COMMUNAL GARDENS.

Situated mid terrace, over five floors and having been in the same family for nearly seventy five years, this is an exciting opportunity for an incoming purchaser to create a wonderful family home, subject to obtaining the necessary planning consents.



Communal Gardens



Communal Gardens

Currently occupying approximately 3,113sqft excluding the loft, we believe there is clear potential to create a six/seven bedroom family house with excellent entertaining space.

The house also benefits from a 40ft south-east facing private garden with direct access onto the beautiful Rosmead communal gardens.

Situated in the Ladbroke Conservation Area and in one of Notting Hill's most sought after communal gardens addresses, this wonderful house is ideally situated for all the transport links, shops, boutiques and restaurants of Westbourne Grove and Portobello Road.

The underground stations of Notting Hill Gate and Ladbroke Grove (District, Circle, Central and Hammersmith & City lines) are nearby, along with a selection of excellent schools including Pembridge Hall, Wetherby, Southbank International, Chepstow House and Notting Hill Prep.

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating G

Parking RBKC resident's permit

Mobile coverage and broadband Information can be found here:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

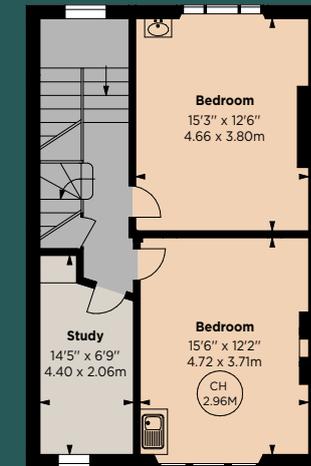
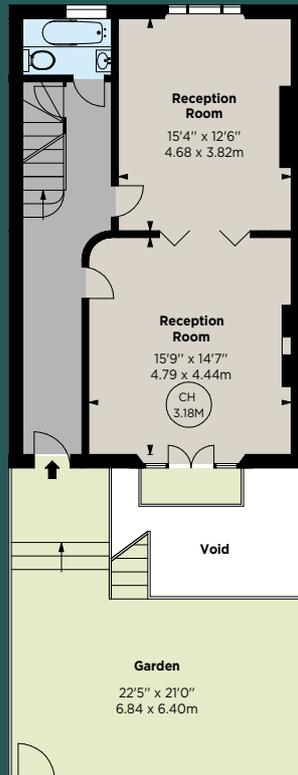
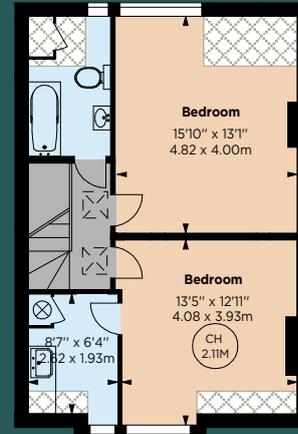
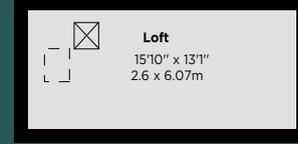
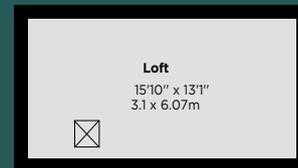
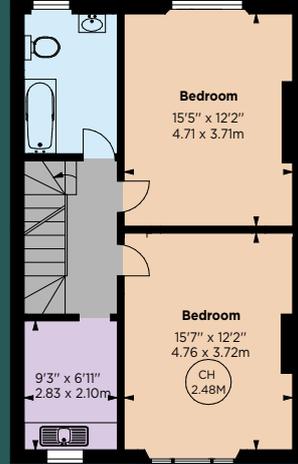
Guide price £7,000,000

## Gross Internal Area (Approx.)

3,113 sq ft (289.29 sq m) Including 5.44 sq m of under 1.5m area, excluding lofts

Approx. lofts area 372 sq ft (34.59 sq m)

Total Gross Internal Area (Approx.) 3,486 sq ft (323.88 sq m)



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Notting Hill

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