Hereford Road, Notting Hill

Strutt & Parker

Land and property. Since 1885.

A fabulous family house occupying over 3,100sqft in an excellent, central Notting Hill location.

Presented in immaculate condition throughout, this is a large, wide, terraced house with generous entertaining space, an outstanding games/media room, an elegant raised ground floor drawing room with sliding doors onto a sunny, west facing terrace and generous accommodation throughout.

The well arranged layout offers flexibility for family and guests with five double bedrooms including a wonderful principal suite on the second floor with 3.5m ceilings. The house further benefits from air conditioning, underfloor heating, a useful secondary side entrance and two west facing terraces.

3,152 sq ft (292.92 sq m)
Two west facing terraces
Immaculate condition
Generous entertaining space
Freehold

Guide price £4,950,000

Location

Hereford Road runs either side of Westbourne Grove in the Westbourne Conservation Area and this house lies on the section just south of Westbourne Grove. It is therefore in close proximity to all the transport facilities, shops, bars and restaurants of the neighbourhood. The London underground station at Notting Hill Gate (Central, Circle and District lines) and the green spaces of Kensington Gardens and Hyde Park are also nearby.

This part of Notting Hill is also incredibly well served by a selection of outstanding prep schools including Pemridge Hall, Chepstow House, Wetherby, Notting Hill Prep and Southbank International.

The vendor currently has membership and use of the communal gardens of Leinster Square Gardens opposite. Subject to application, the incoming purchaser could apply for membership of Leinster Square Gardens and Princes Square Gardens, both of which are yards away from this house.

Postcode region: W2

General

Local Authority: City of Westminster
Council Tax: Band H
EPC Rating: B
Parking: Residents' permit
Mobile coverage and broadband: Information can be found here: https://checker.ofcom.org.uk/en-gb/mobile-coverage

Hereford Road, W2

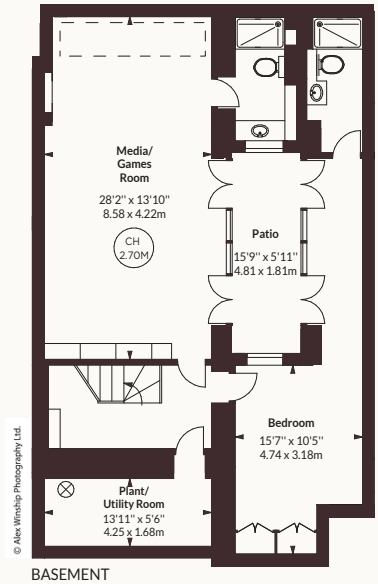
APPROX. GROSS INTERNAL AREA *
3119 Sq Ft - 289.85 Sq M
(Excluding Vault)

APPROX. VAULT AREA *
33 Sq Ft - 3.07 Sq M

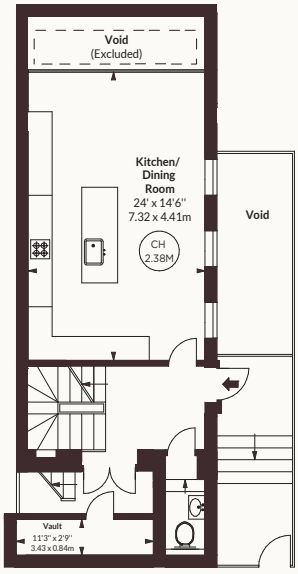
TOTAL APPROX. GROSS INTERNAL AREA *
3152 Sq Ft - 292.92 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

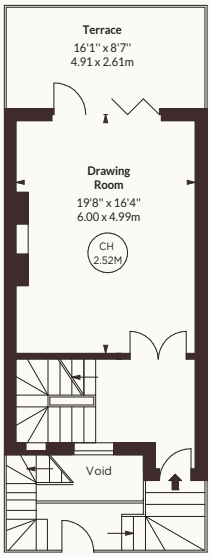
Key :
CH - Ceiling Height



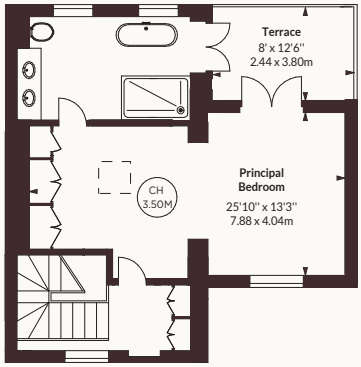
BASEMENT



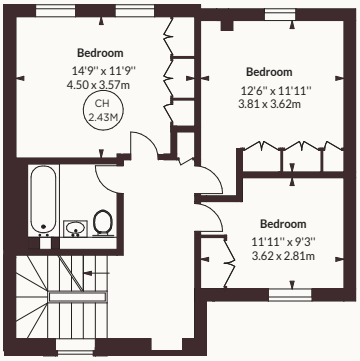
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Strutt & Parker Notting Hill

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