

# VICTORIA GARDENS

## NOTTING HILL W11

---





VICTORIA GARDENS  
NOTTING HILL W11

AN EXCEPTIONAL AND  
BEAUTIFULLY PRESENTED FOUR  
BEDROOM HOUSE WITH SECURE  
UNDERGROUND PARKING.

This is a very wide, family house over just four floors with outstanding, lateral entertaining space, four generous bedroom suites, a patio garden and a very large roof terrace.

This end of terrace, contemporary home further benefits from an excellent gym, a separate office, air conditioning and underfloor heating.





## LOCATION

Victoria Gardens is a quiet, tucked away cul-de-sac between Ladbroke Road and Notting Hill Gate and it therefore benefits from the convenient proximity of all the shopping and transport facilities of the immediate neighbourhood. The underground station at Notting Hill Gate (Central, Circle and District lines) and the green spaces of Holland Park and Kensington Gardens are a short distance away.

## TERMS

Guide Price £6,500,000

Tenure Freehold

Local Authority Royal Borough of  
Kensington and Chelsea

Council Tax Band H

EPC Rating B

Parking Private

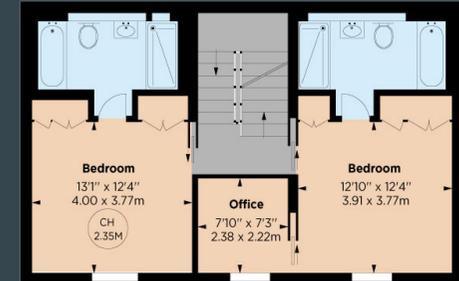
Broadband Available

## GROSS INTERNAL AREA (APPROX.)

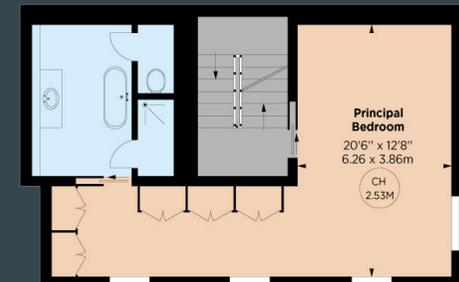
326.8 SQ M / 3,517 SQ FT



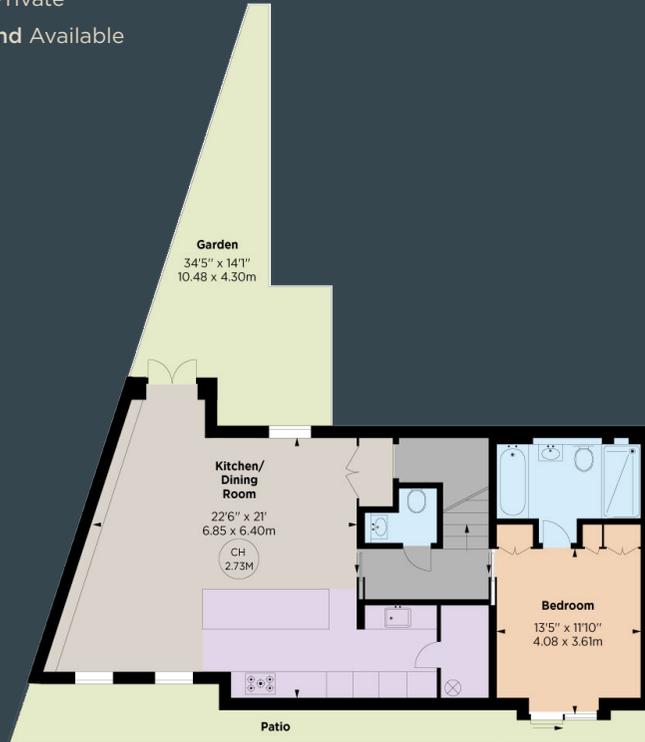
THIRD FLOOR



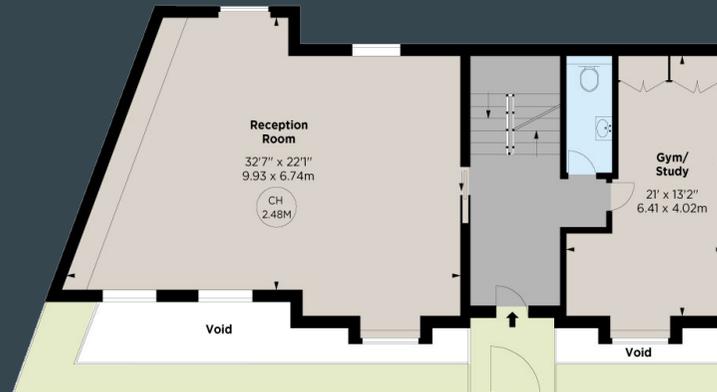
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

**IMPORTANT NOTICE:** Strutt & Parker and Rigby & Marchant give 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 and Rigby & Marchant do 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 and Rigby & Marchant do 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 January 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## RIGBY & MARCHANT

Keith Rigby

115 Westbourne Studios, London, W10 5JJ

020 7221 7210

07973 513 738

For the finer things in property.



Miles Meacock

303 Westbourne Grove, London, W11 2QA

020 7221 1111

07967 039 612