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Ledbury Road

Notting Hill W11

3 - 4 Bedrooms, 3 Bathrooms
For 6 - 8 guests





One for art connoisseurs, this three-bedroom townhouse combines creativity and comfort in the heart of Notting Hill.

Standing tall on a sought-after street, there's an understated elegance to this handsome, stucco-fronted home, which can also include an additional one-bedroom annex, depending on your requirements. Inside, an array of thoughtfully curated antiques, curiosities and artwork await, creating an inspiring backdrop. Striking a balance between traditional and contemporary, living spaces are bright and airy, with interconnecting rooms and crisp white walls that provide a gallery-like setting.

Filled with natural light, the ground floor reception room feels welcoming and lived-in. A pair of leather armchairs positioned in front of the gas fire offer an invitation to unwind. For family meals, there's a large dining table within view of the bold adjoining kitchen. Painted entirely in inky tones and featuring handcrafted cabinetry, parquet flooring reclaimed from a French château and a range cooker, this is a space you'll want to cook in. Just beyond, a conservatory offers access to a balcony and a quiet courtyard garden.

Floor-to-ceiling windows bring an uplifting feel to the main reception room above, where an ornate tapestry commands attention. For cosy evenings in, light the fire and curl up on the sofa – the perfect end to a day spent working in the study just next door.





Moments from the buzz of Westbourne Grove, this home is a springboard to, and a sanctuary from, vibrant West London.

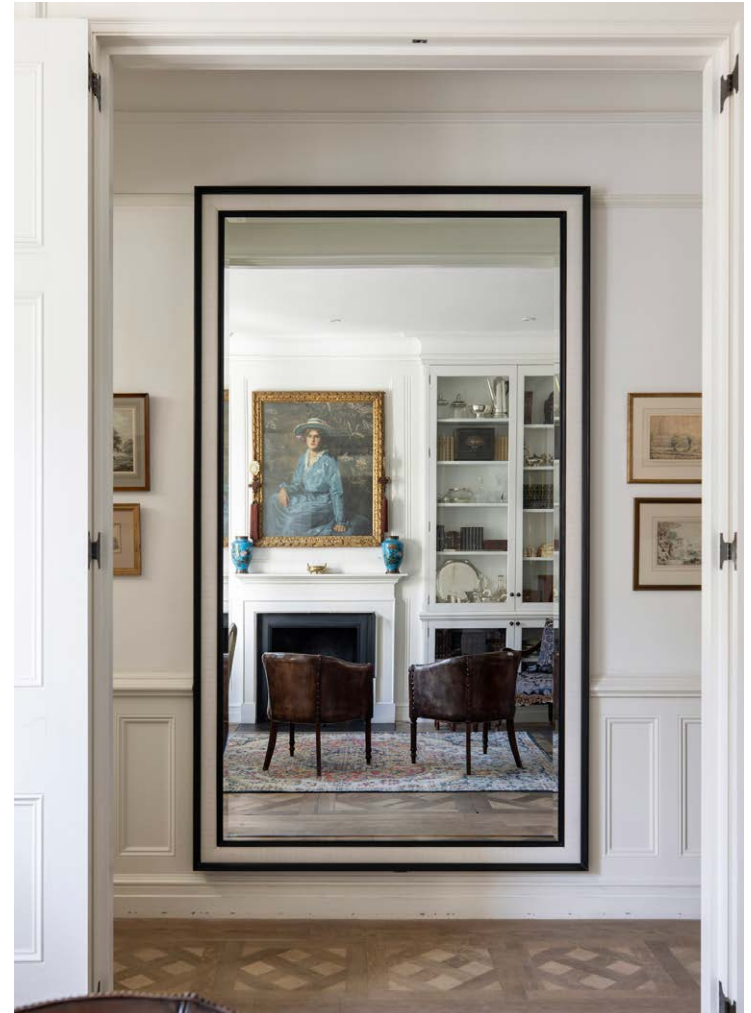
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Marvel at the collection of paintings and antiques over your morning coffee.



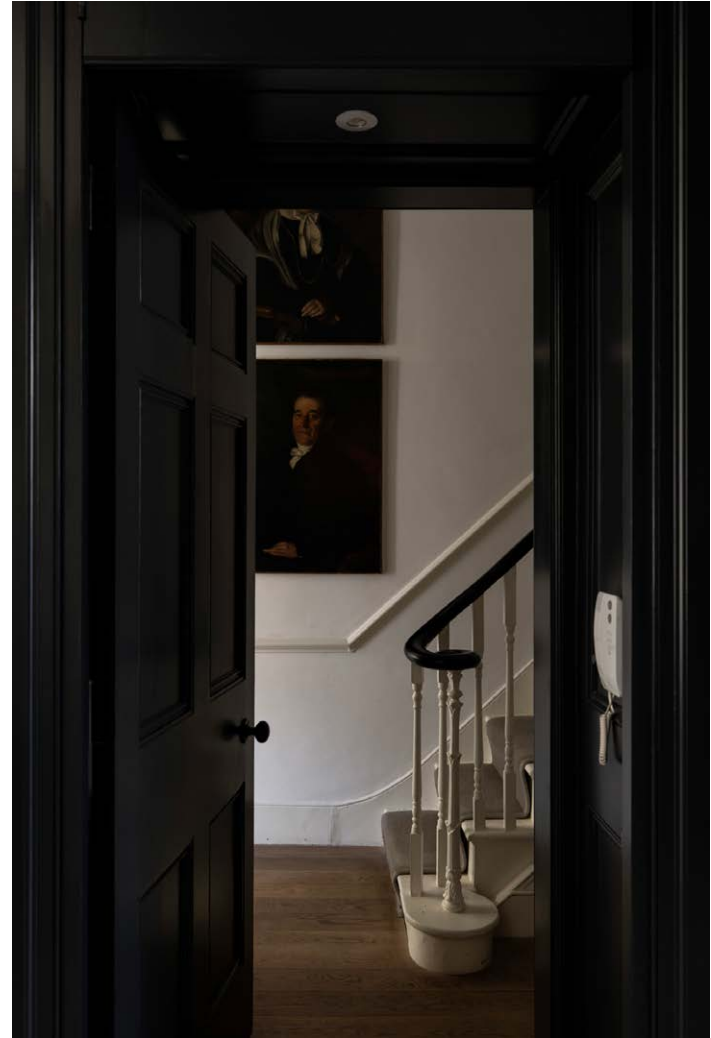












Timeless design unites all three bedrooms, finished in calming tones. With its working fireplace and marble wrapped en suite, the principal bedroom has a refined feel. Two further interconnecting bedrooms are found on the floor above – both with ample storage – along with a shower and a cloakroom.

For those looking for more space, a self-contained annex found on the lower-ground floor is available for an additional cost. Spanning a considered kitchen, living room and en suite bedroom, it offers an ideal arrangement for nannies or older children – making this a four-bedroom home.









LOCATION

Immerse yourself in Notting Hill life, with all the local hotspots on the doorstep.

As locations go, Ledbury Road's is unrivalled. Right in West London's gastronomic heartland, walk metres in one direction and you'll come across Ottolenghi and local favourite The Walmer Castle. In the other, there's Dorian and Michelin-starred The Ledbury. Refuelled, hit the fashion boutiques of Westbourne Grove, or hunt for antiques and all things vintage along the famous Portobello Road.



PROPERTY HIGHLIGHTS

- Two light-filled reception rooms
- Open-plan kitchen
- Principal bedroom suite
- Two further bedrooms
- Study
- Conservatory
- Self-contained annex with additional bedroom (available for an extra cost)
- Walled garden
- Royal Borough of Kensington & Chelsea



Approximate Area = 241.2 sq m / 2596 sq ft

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Please don't hesitate to get in touch if you have any questions or require any further information.

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