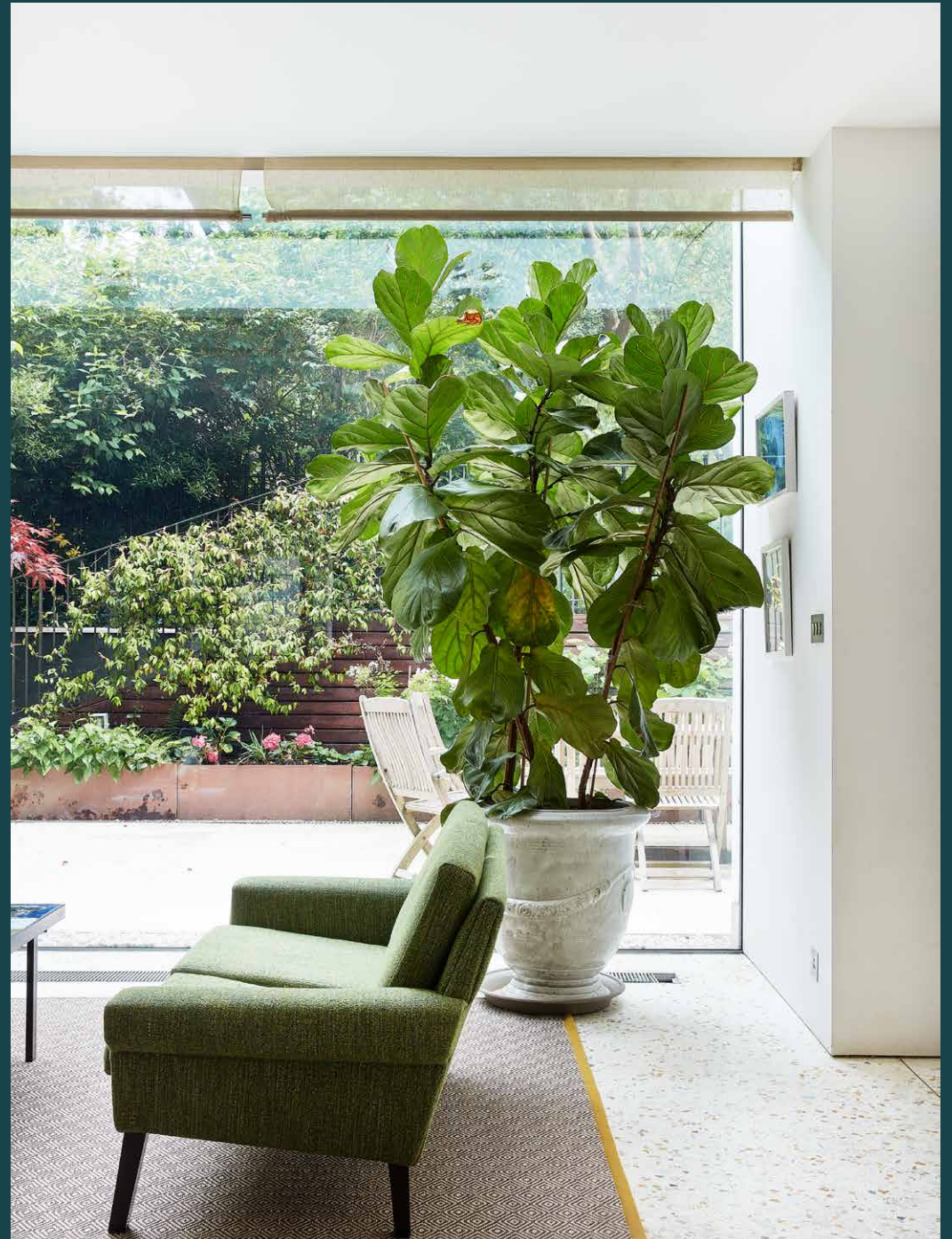


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Ladbroke Grove

Notting Hill W11

5 Bedrooms, 4 Bathrooms
For 10 guests





Traditional with a twist. This five-bedroom Notting Hill home is a hallmark of palatial proportions with haute interiors and a family-orientated footprint.

Gracious classical design characterises the home's exterior; a stucco frontage and cast-iron railings are indicative of its esteemed heritage. Past an olive-toned front door, a spacious period framework has been invigorated by the expert eye of Henri Fitzwilliam-Lay. By incorporating elements of the homeowners' heritages – New York and Hungarian respectively – the home is a trove of heritage heirlooms and eye-catching patterns.

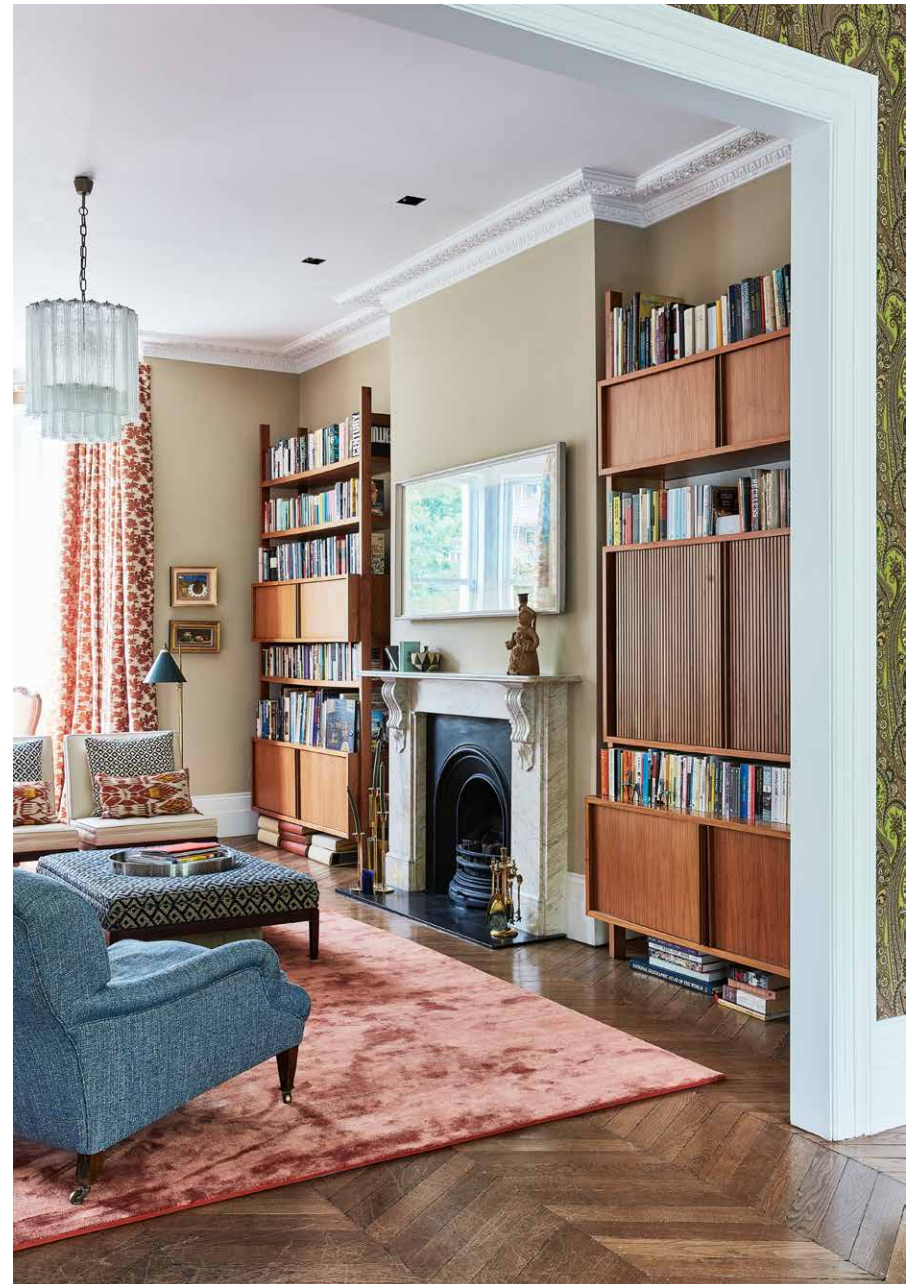
Parquet floors set a sophisticated tone as you enter an expansive double reception room. Brimming with eclectic charm, antiques and artwork, it's a conversation-starting social setting. Period details coalesce with modern touches: a marble fireplace is framed with mid-century modern walnut bookshelves; detailed wallpaper stretches upwards to the decorative corning. Note the bespoke Rug Company carpets and Murano glass chandeliers, crafted by Notting Hill-based furniture maker Rupert Bevan. A set of French windows open out to a large balcony overlooking the peaceful garden beyond. In the hallway, a Steinbach piano awaits the touch of a music virtuoso.



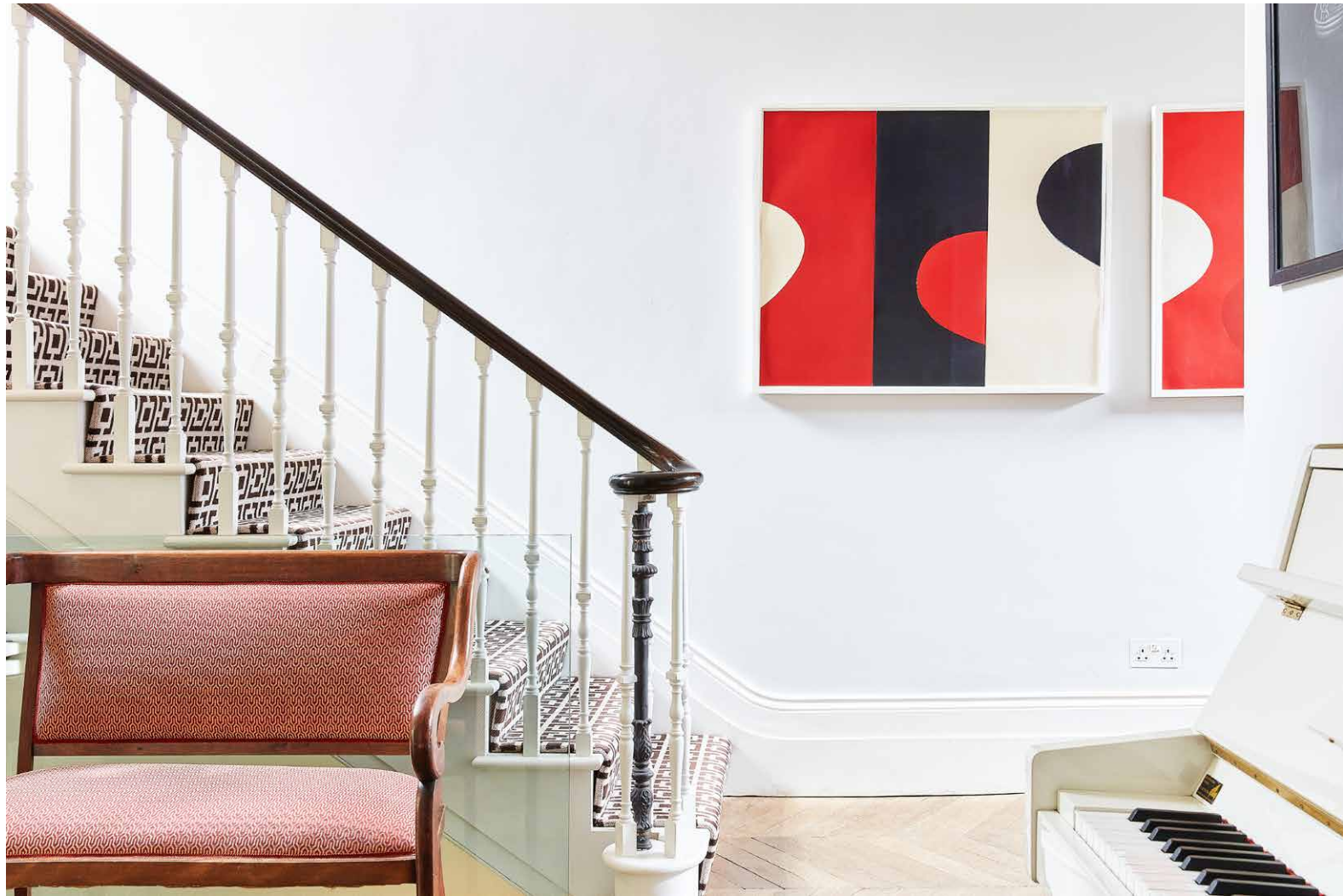


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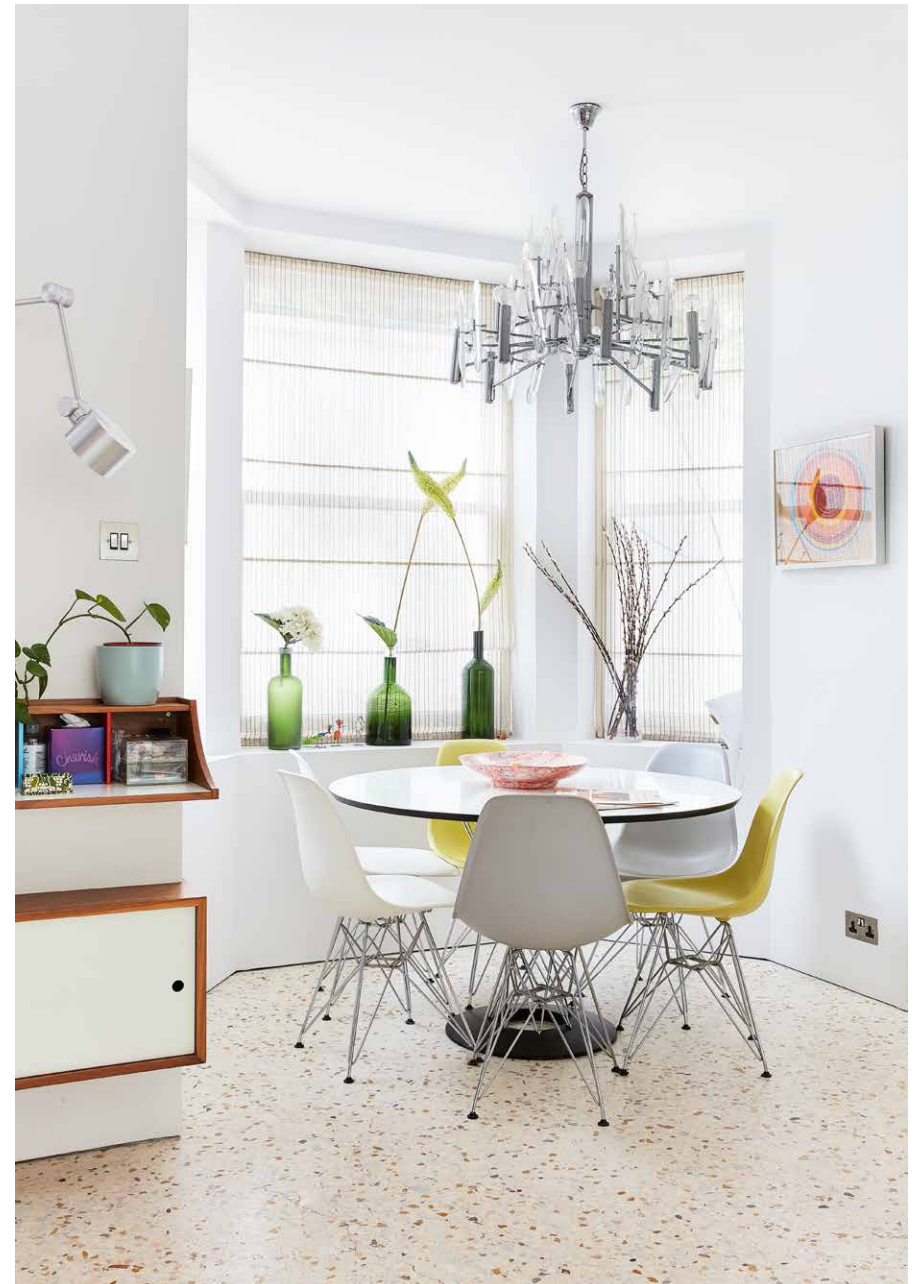
The home is filled with conversation-starting artwork, from Terry Frost and Patrick Heron to Ivon Hitchens and Mary Fedden.







The lower-ground floor offers a stylish blueprint for entertaining. Venetian terrazzo marble floors span the open-plan space, zoned between culinary, dining and seating spots. The kitchen is poised for all kinds of culinary endeavours, with a rangemaster oven and large island. A breakfast table is positioned in the bay window, whilst a large dining table seats ten. The room's palatial scale is softened by two curved walls: find a television area and banquette seating engineered into one off the kitchen.











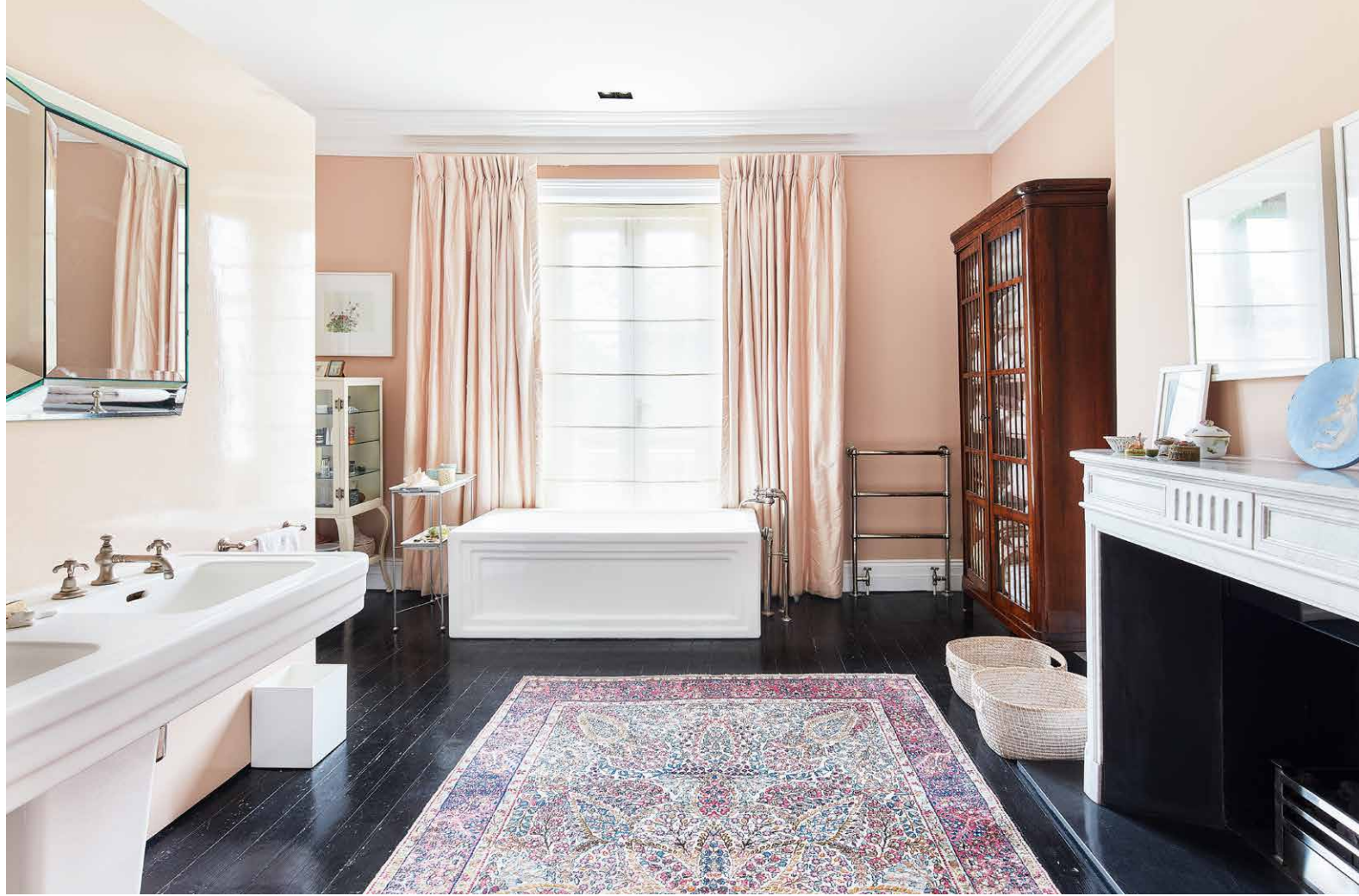
A soothing synergy between the indoors and out is offered through a wall of full-height glazing – the largest single piece of glass in any London home. Beyond, there's a remarkable sense of quietude to the garden, surrounded by verdant planters. For a moment of quiet contemplation, there's direct access beyond the patio to highly-coveted communal gardens.

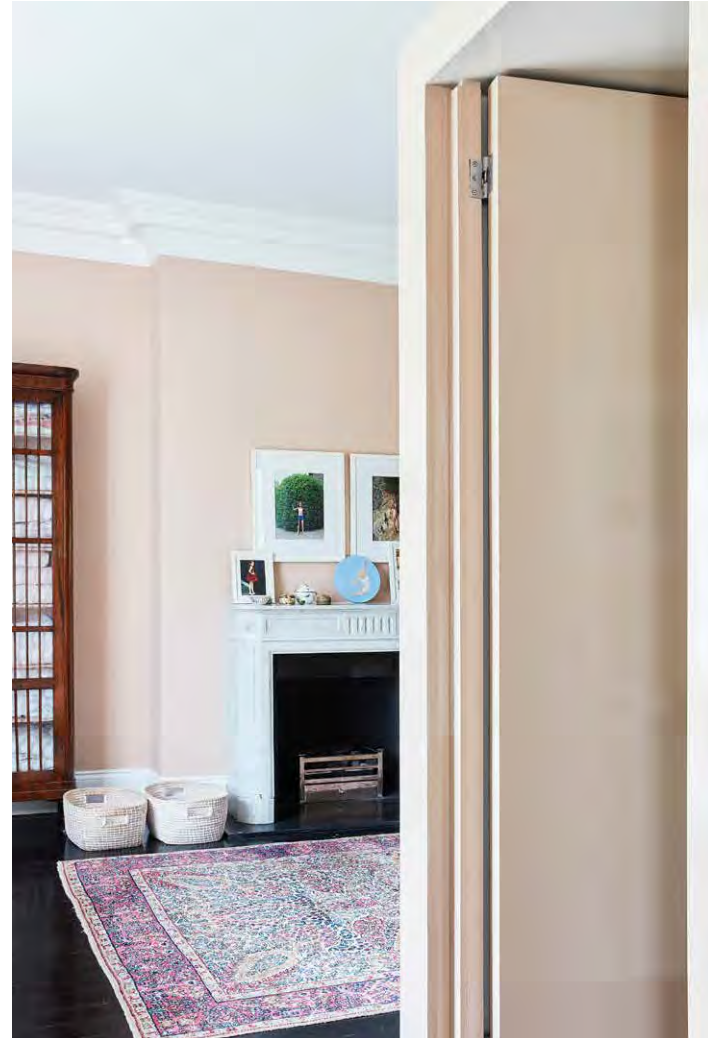


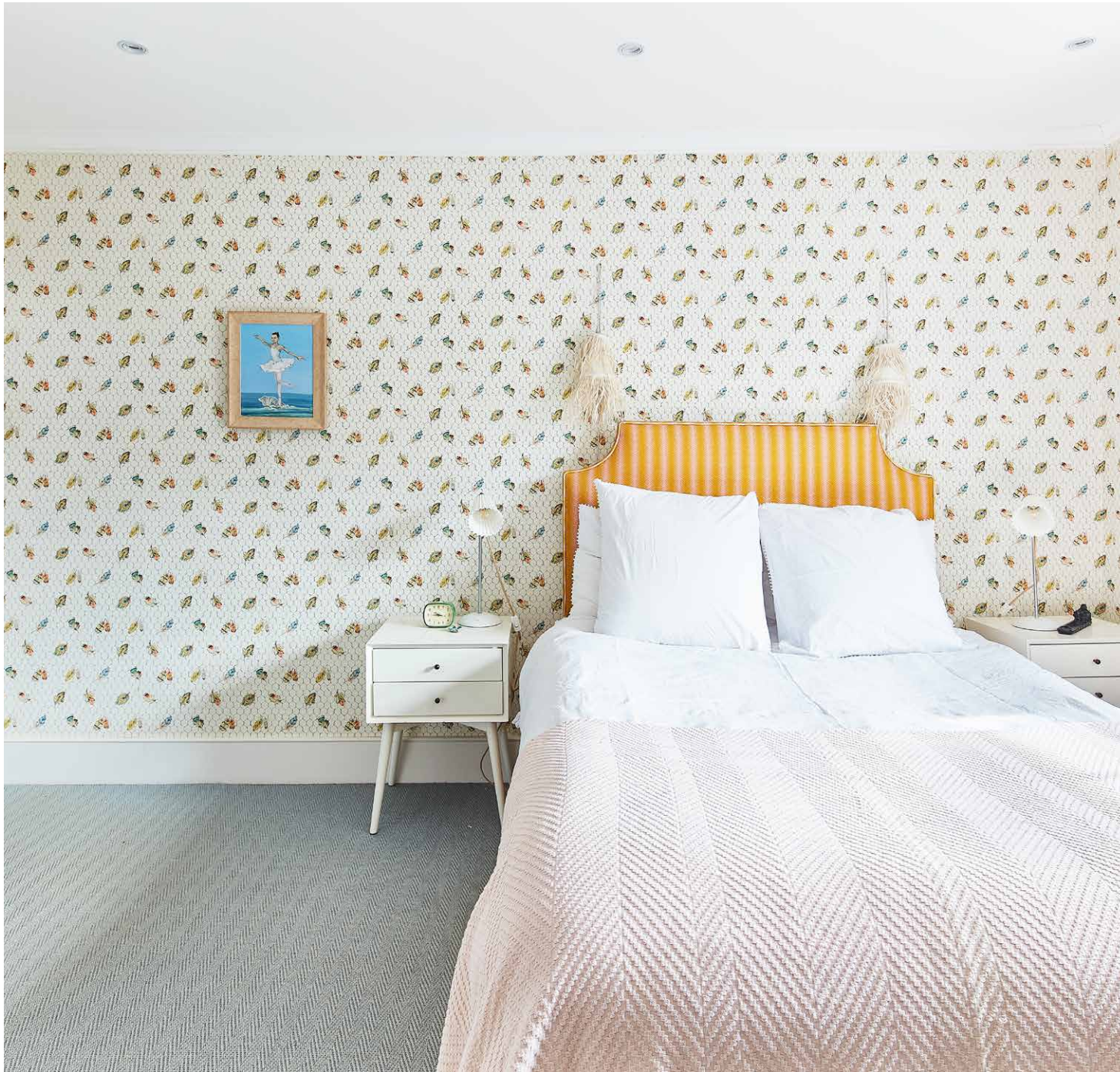


An impressive staircase guides you upstairs, finished with sixties-inspired geometric carpet. Occupying the entire first floor, there's a sense of refined elegance to the principal bedroom suite. Velvets, silks and delicate Venetian glass harmonise with decorative period furniture. It's a calming space, with reams of sunlight welcomed through sash windows. In the adjacent bathroom, dark wood floors are complimented by dusty-pink walls, setting the scene for a freestanding bath and dual vanity. Floor-to-ceiling mirrored wardrobes line a dedicated dressing room, amplifying the surrounding soft light.









Interiors take a playful turn on the second floor, where four guest bedrooms – one of which has an ensuite bathroom – are introduced with individually-coloured doors. Each finished with thoughtfully-imagined palettes and plenty of storage, there's space for all to unwind. A family bathroom impresses with oversized marble tiling and an inviting sunken tub.













LOCATION

The artery that feeds Notting Hill, Ladbroke Grove is poised to enjoy the best of its vibrant postcode.

There's a distinct sense of history to the handsome period townhouses and peace-and-quiet crescents that surround the home, yet the thrum of nearby Portobello Road and Westbourne Grove are just a few minutes away. Brunch is best at Granger & Co. or Beam, followed by an uplifting workout at Bodyism and Pscyle. Enjoy a seasonal feast at Gold, shop in the smart boutiques of Ledbury Road or catch a movie classic at the Electric Cinema. Head to Holland Park for a weekend picnic or hop on the tube at Notting Hill Gate to get you into central London and beyond.



PROPERTY HIGHLIGHTS

- Open-plan kitchen and dining room
- Double reception room
- Principal bedroom suite with dressing room
- Guest bedroom suite
- Three further bedrooms
- Family bathroom
- Additional shower room
- Private garden
- Balcony
- Access to communal gardens
- Royal Borough of Kensington & Chelsea



Approximate Area = 410.3 sq m / 4416 sq ft
Outbuilding = 33.4 sq m / 359 sq ft
Total = 443.7 sq m / 4775 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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