

# Kildare Terrace, Notting Hill W2

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A delightful five storey, Victorian end-of-terrace house, situated in this popular cul-de-sac within the Westbourne Conservation area. The property provides excellent family accommodation and a rare double aspect vista on the left flank, offering glorious natural light throughout on all floors.

Kildare Terrace is situated off Westbourne Grove and is ideally placed for the amenities of the area with its stylish boutiques and cafes. Notting Hill is well linked with public transport (Central, Circle & District and Hammersmith & City).



**Guide price:** £5,450,000

**Tenure:** Available freehold

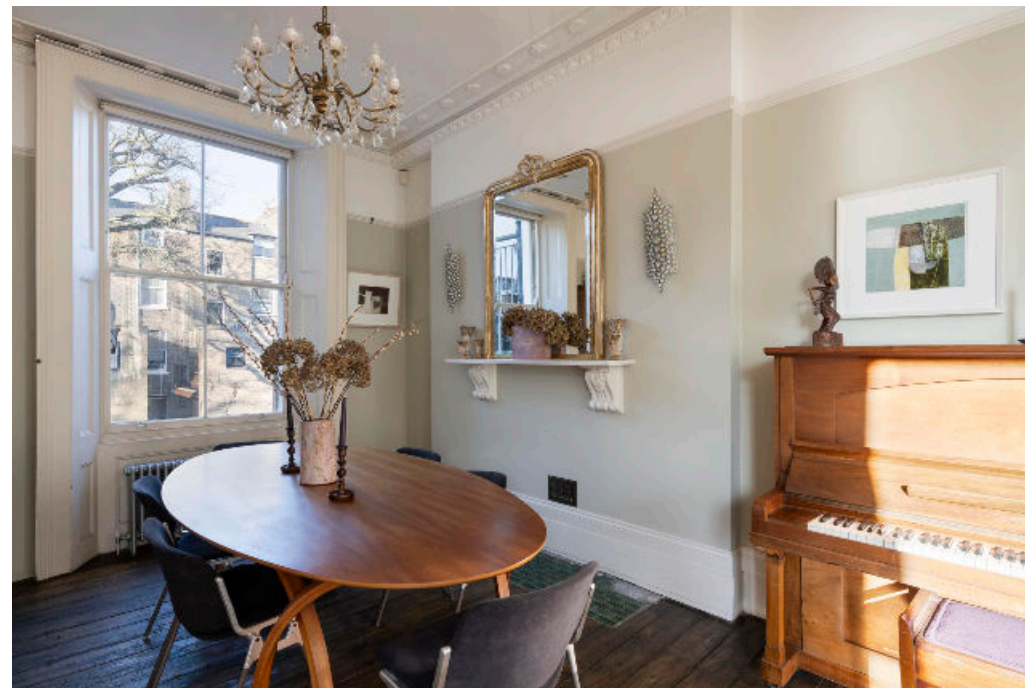
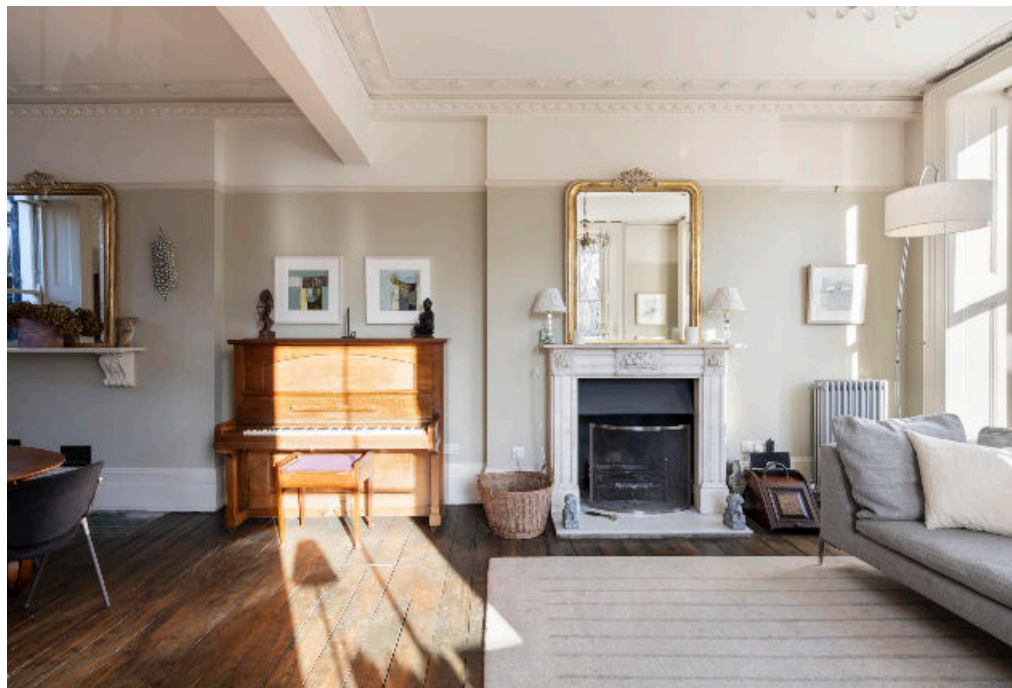
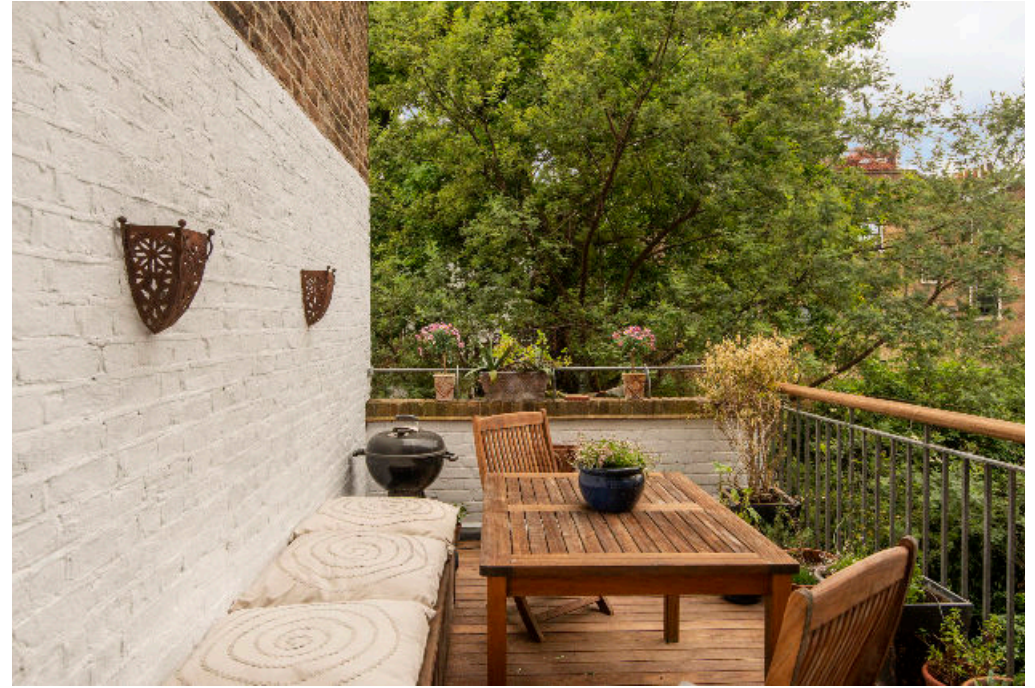
**Local authority:** City of Westminster

**Council tax band:** H





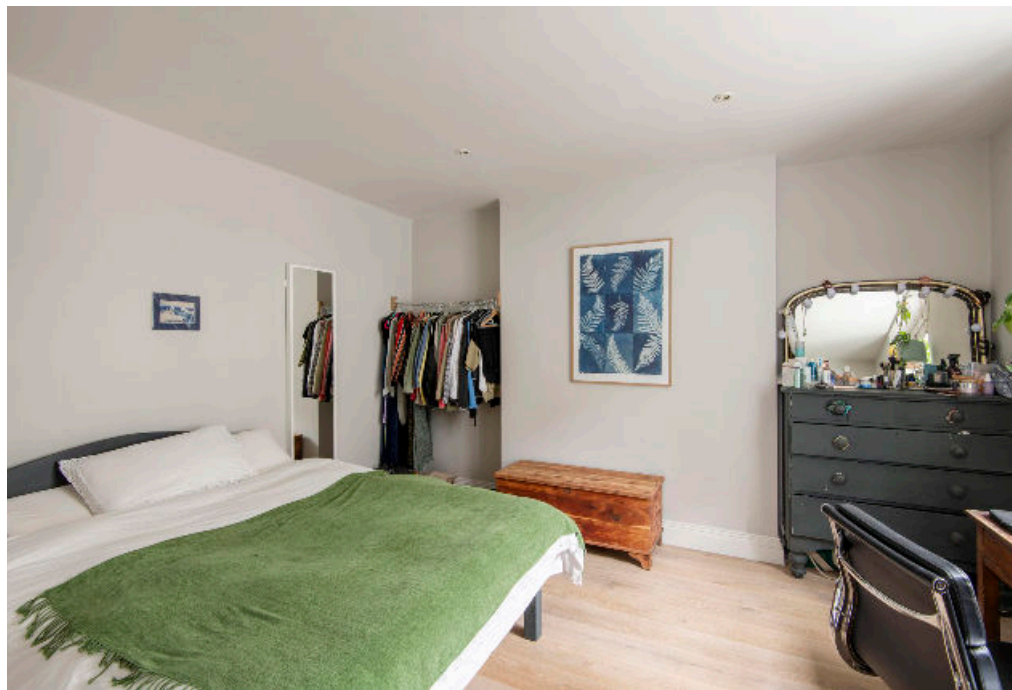


















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**Approximate Gross Internal Floor Area**  
**279.8 sq m / 3012 sq ft**

Approx. Floor area = 269.4 sq m / 2900 sq ft

Vault = 4 sq m / 43 sq ft

Loft = 6.4 sq m / 69 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank  
 Notting Hill  
 294 Westbourne Grove  
 London W11 2PS

**Lower Ground Floor**  
 -We would be delighted to tell you more-

Poppy Archer  
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 poppy.archer@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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