



Portland Road, Notting Hill, London W11

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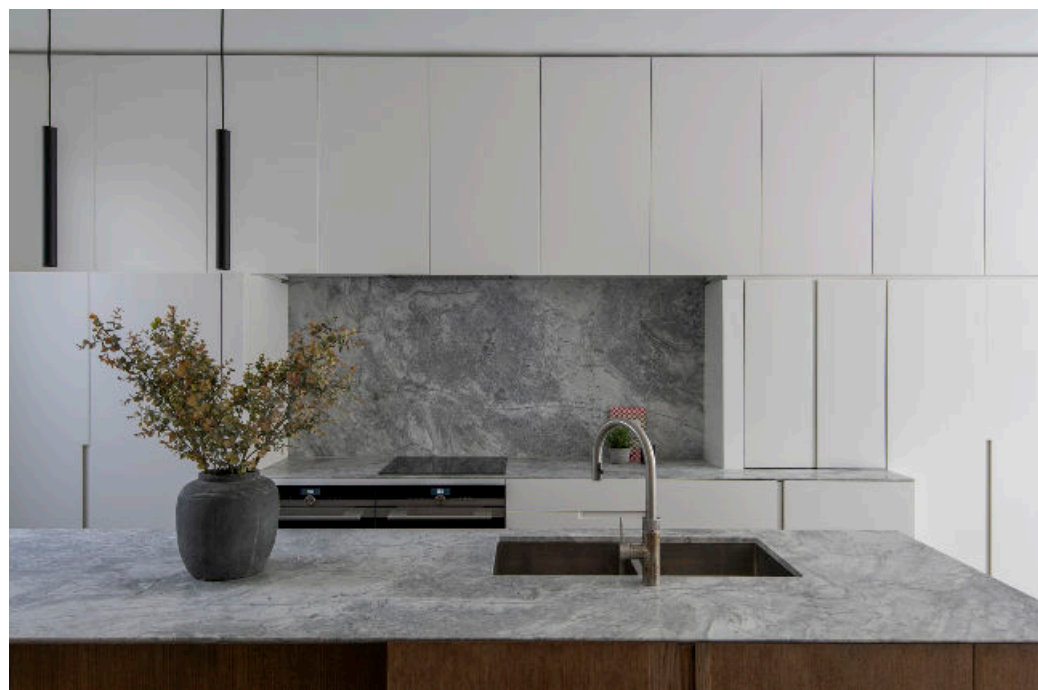
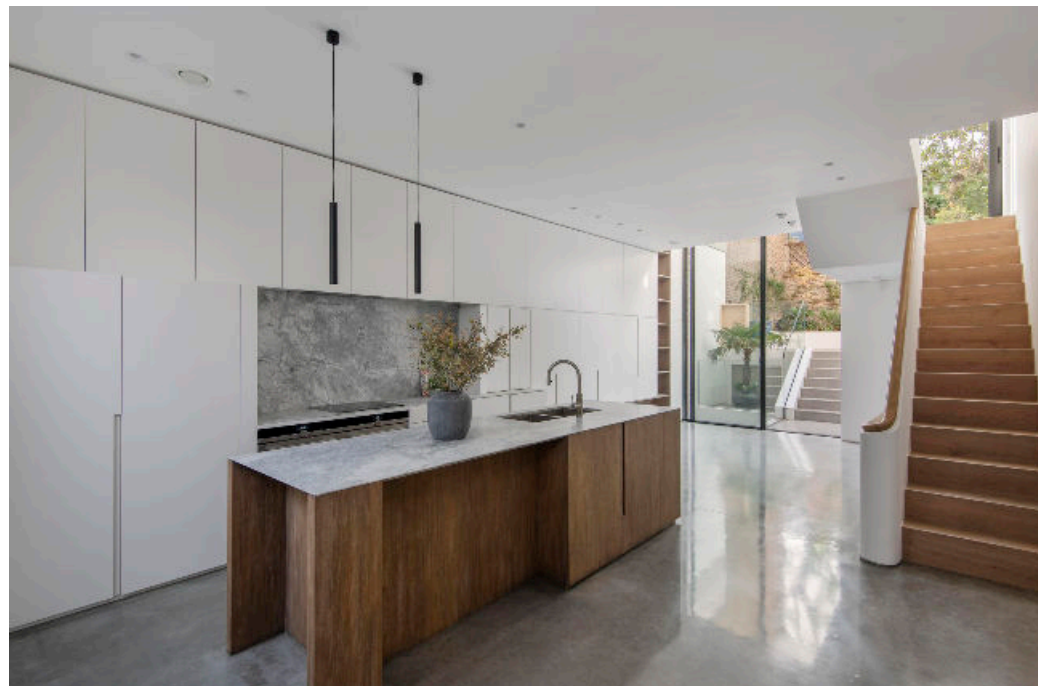


# Portland Road, London, W11

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A stunning home on Portland Road meticulously reengineered to an exacting detail, located on a beautiful residential street in Holland Park / Notting Hill.

The property is located in the Norland conservation area and has been redeveloped using up to date energy efficient construction methods and materials.



**Guide price:** £5,750,000: Freehold

**Tenure:** Available freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H

Arranged over five floors, the property includes an extensive below ground basement level, with unusually high ceilings, incorporating a second principle bedroom and shower room, both of which open via full height glazed doors, to an internal ornamental patio courtyard.

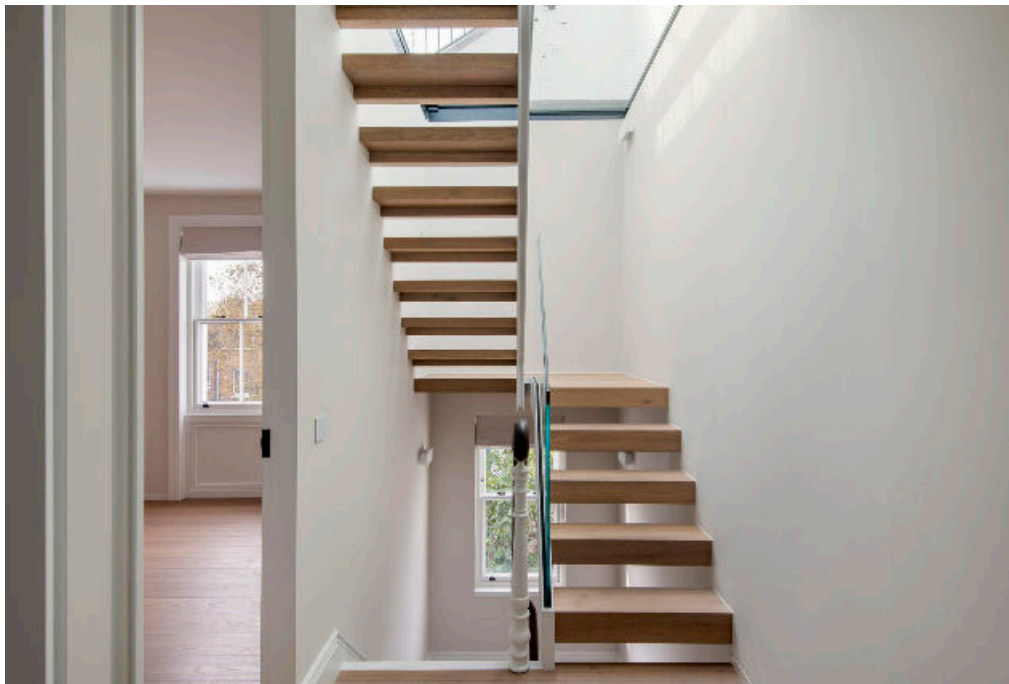
Hidden behind its meticulously re-created traditional exterior, is an award nominated, architecturally designed contemporary family home. Featuring 5-metre-high double glazed sliding doors, that make up the rear of the raised ground floor reception room, and the lower ground floor kitchen diner, the house uniquely brings together both the outdoor and indoor living space. The rear of the property abuts Pottery Lane and enjoys an abundance of space, light and privacy and has a south westerly aspect.

The traditional stucco front portico, with steps up from the street, leads via the hallway to the formal double aspect reception room, and glass fronted internal balcony overlooking the kitchen diner below and facing the 5-meter rear glass wall, and overlooks the rear outdoor living space.

The patio garden offers 400 sq. feet of outdoor living. The rear patio features a lush, planted boundary, again offering unusually private entertaining and living space. It is accessed from the rear half landing, via a bespoke fully glazed door, which maximise the light from the Southeast facing patio garden, to provide a double aspect to the main entrance hall. Direct access is also from the kitchen.

The kitchen diner come day room, located on the lower ground floor, spans the entire width of the property. It benefits from just under 3-meter-high ceilings, a polished concrete floor by Lazenby, and a fully integrated kitchen and island unit. The kitchen includes, a full height integrated fridge, separate full height integrated freezer, double ovens with an integrated microwave. The dishwasher, double sink unit and Quooker tap, offering 100 deg c. hot water, are housed on the island.





## Portland Road

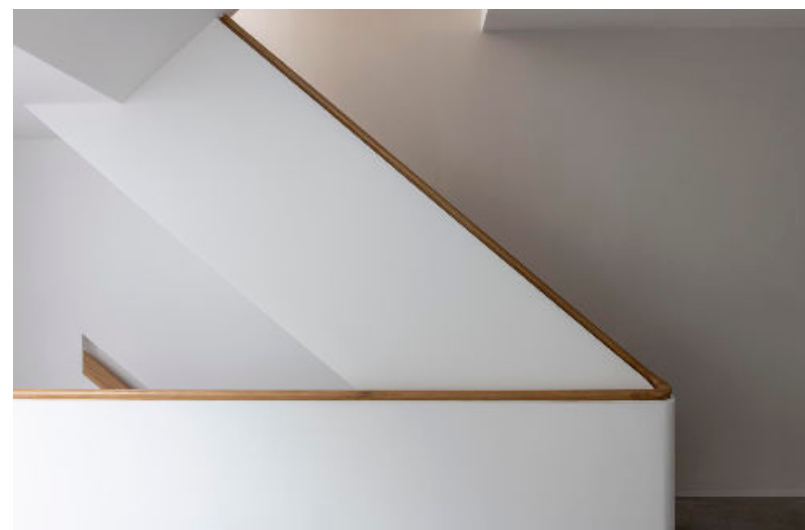
A single staircase from the kitchen, leads to the basement level, incorporating a generous floor to ceiling height of just under 3 meters. The media room is located at the front of the basement, a generous hallway provides access to the laundry room, guest shower, and full-size guest bedroom and the ornamental patio courtyard, accessed by full height sliding glazed doors, which links the shower room and guest bedroom, which could also serve as a nanny suite or play room.

Portland Road features a premium engineered wood floor to all rooms and hallways. The kitchen diner, cloak room, laundry room and plant services room, feature a Lazenby polished concrete floor system or composite stone tiling.

Accessed from the 2nd floor, is a full width west facing roof terrace. The IQ Glass automatic sliding roof provides a extra approx. 400 sq. ft of private outdoor living space and beautiful chimney top vistas across west London.

The master bedroom suite occupies the first floor with a double aspect design integrating a bathroom and shower suite, discreetly screened WC, a double sink unit running the length of the bathroom, walk-in shower, and super-sized contemporary slipper style bath.

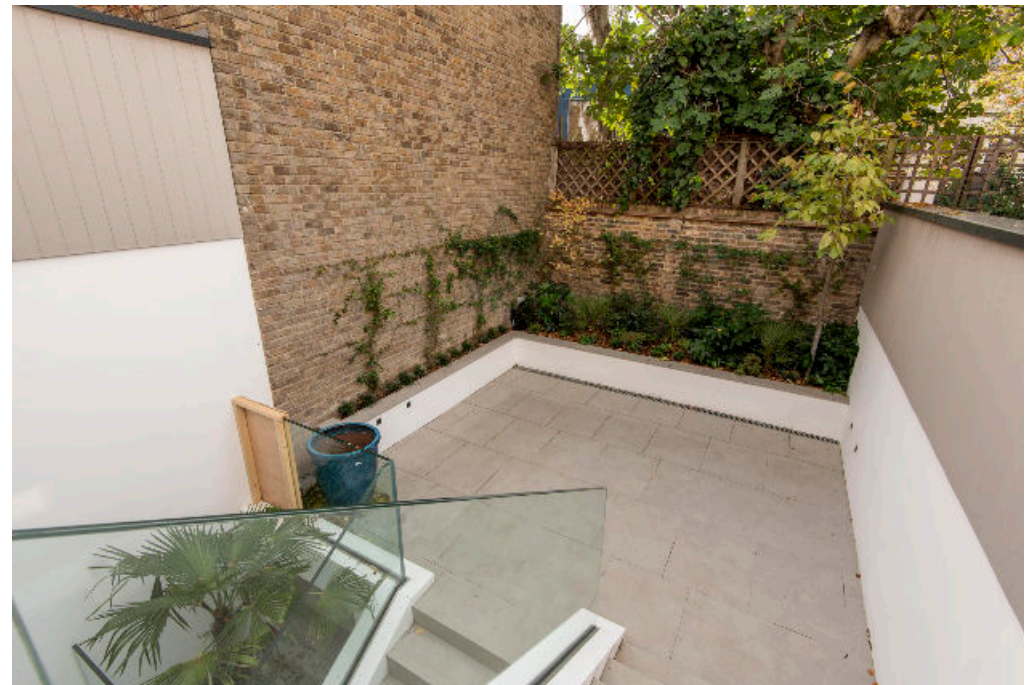
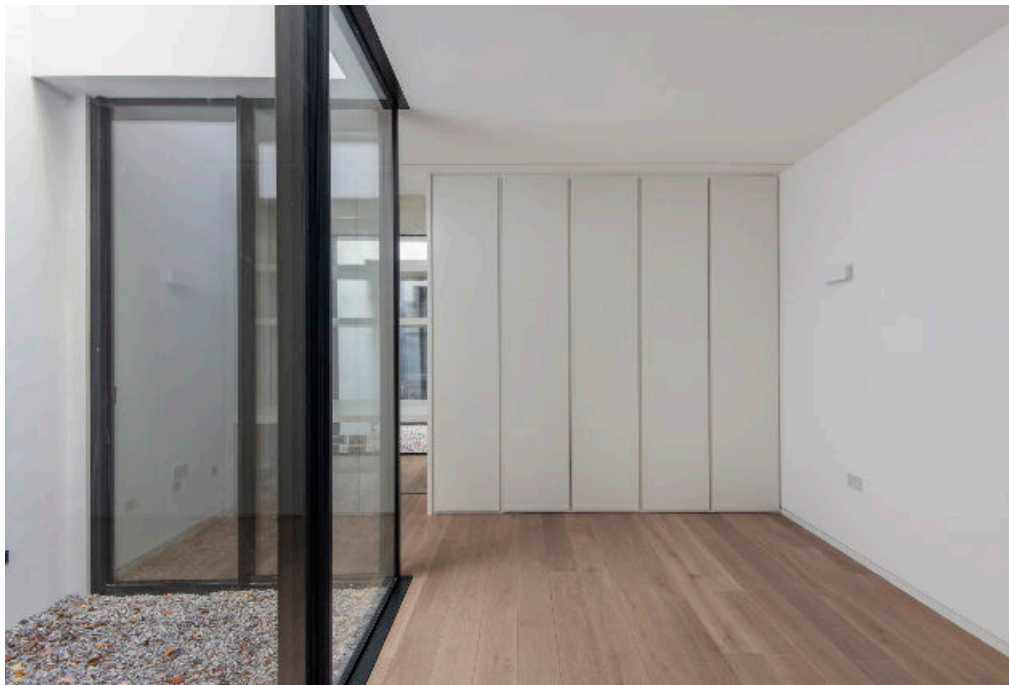
Two additional double bedrooms are located on the 2nd floor together with a family bathroom, featuring a full-size bath, and wall mounted shower.





## Location description

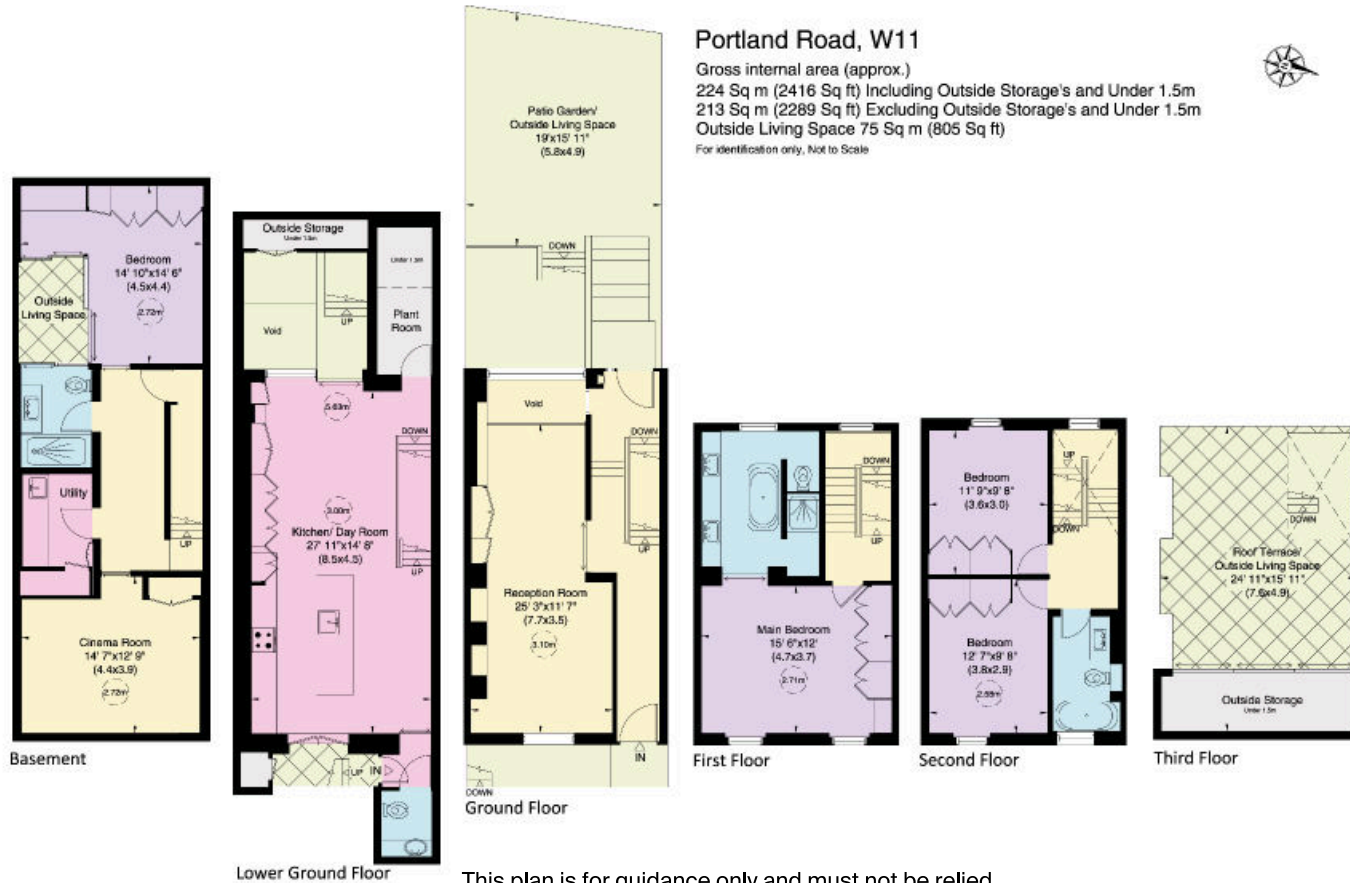
The property is located approx. 500 metres from the bustling shops, cafes and underground station of Holland Park Avenue.





## Portland Road, W11

Gross internal area (approx.)  
 224 Sq m (2416 Sq ft) Including Outside Storage's and Under 1.5m  
 213 Sq m (2289 Sq ft) Excluding Outside Storage's and Under 1.5m  
 Outside Living Space 75 Sq m (805 Sq ft)  
 For identification only. Not to Scale



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.

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