

## Kensington Park Road, Notting Hill WII

This elegant home extends to 3,047 sq tt. Upon entering the home on the raised ground floor you are greeted by a beautiful double reception room which offers fantastic light due to windows at each end and given its east/ west aspect.

The lower ground floor features a large open-plan kitchen with direct access to a mature garden and also a separate playroom/study bedroom. Upstairs there are four further bedrooms. The principal bedroom comprises the first floor and features a walk-in wardrobe and large en suite, Further benefits include a bright conservatory, a separate utility room and plenty of storage.



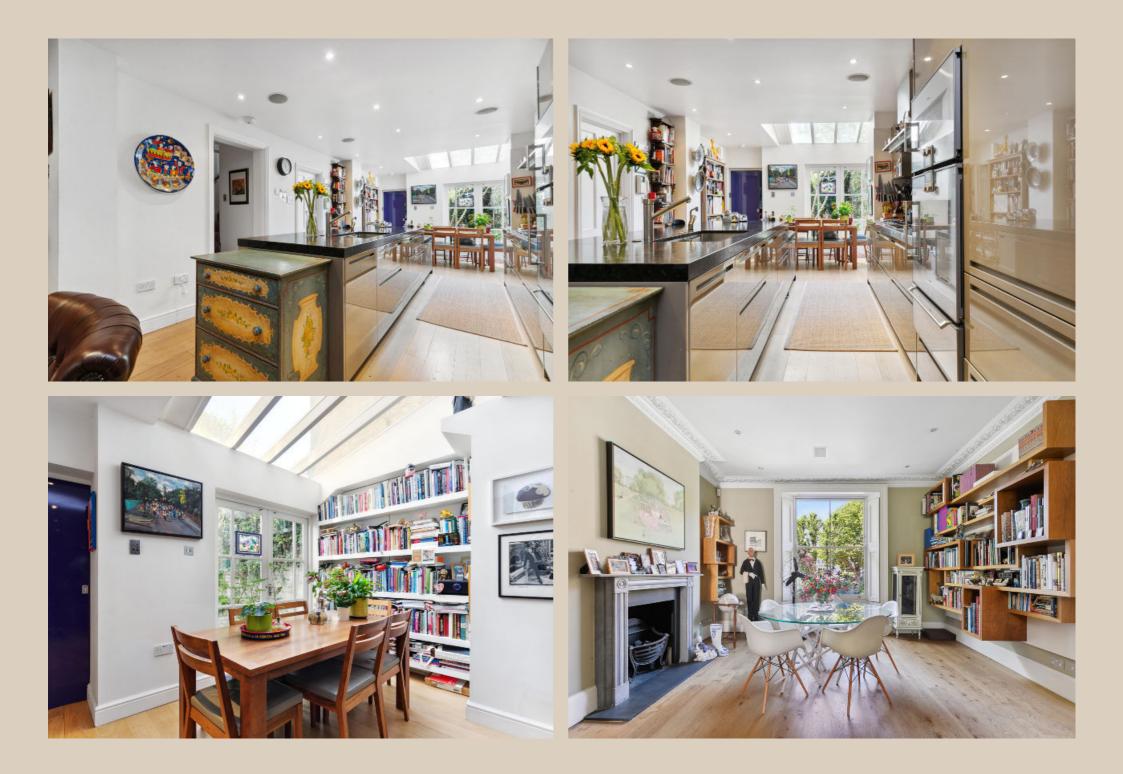
Guide price: £4,750,000 Tenure: Available freehold Local authority: Royal Borough of Kensington and Chelsea Council tax band: H

## Location Description

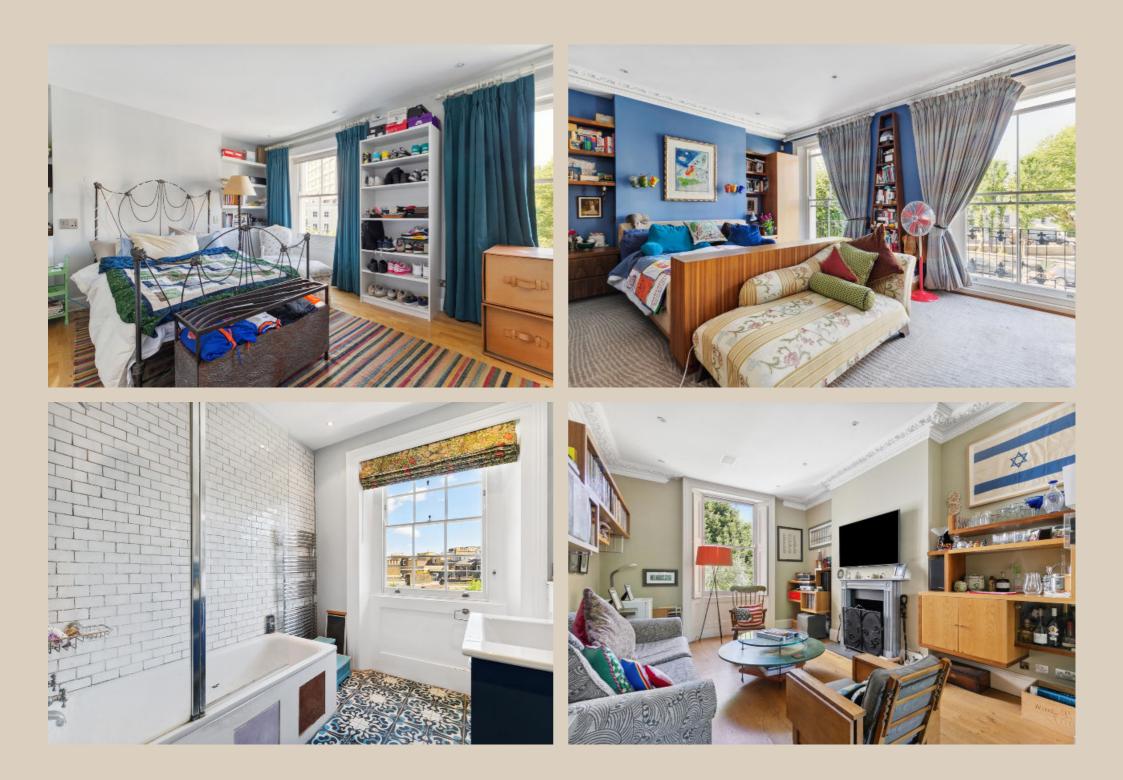
Notting Hill is located in the Royal Borough of Kensington & Chelsea and is internationally known for the Notting Hill carnival, Portobello Road market, the iconic movie and some of finest residential real estate in central London.

Located within this prestigious area, the property benefits from excellent transport links by either underground (District, Circle, Central and the Hammersmith and City lines) or by bus to the West End, the City and Canary Wharf. It is also within close proximity to Kensington Gardens and Holland Park and the amenities of Kensington High Street.













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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Particulars dated June 2023. Photographs and videos dated June 2023.

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Notting Hill

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