

Lansdowne Road, Notting Hill W11



# Lansdowne Road, Notting Hill W11

---

Situated on Lansdowne Road, one of the most sought after streets in Notting Hill this family house offers wonderful open plan accommodation and entertaining space.

The lower ground floor has a charming breakfast area with a bow window overlooking the front garden, and a large family room which opens onto a two level private patio terrace leading onto the beautiful communal garden behind. The ground floor has a double reception room with high ceilings, an east / west facing aspect, and it is perfect for entertaining as well as for day to day living. The first floor offers a large master bedroom, overlooking the communal garden, an ensuite bathroom as well as a convenient study. The second floor consist of three further bedrooms and a large family bathroom.



**Guide price:** £6,750,000

**Tenure:** Available freehold

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

**Council tax band:** H

## Location Description

Lansdowne Road is one of the finest addresses in Notting Hill, with its close proximity to Westbourne Grove's boutique shopping and highly sought-after restaurants and grocers.

The house is located within the Ladbroke Conservation Area and convenient for all the excellent transport links (Notting Hill Gate and Holland Park Underground stations), all shops, cafes and restaurants, access to the west and the wide open spaces of Holland Park and Kensington Gardens.





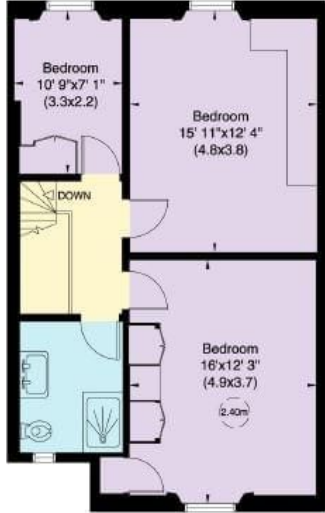
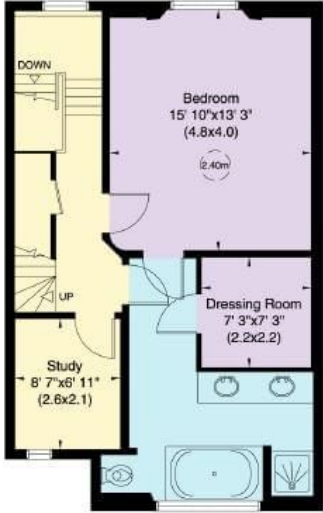
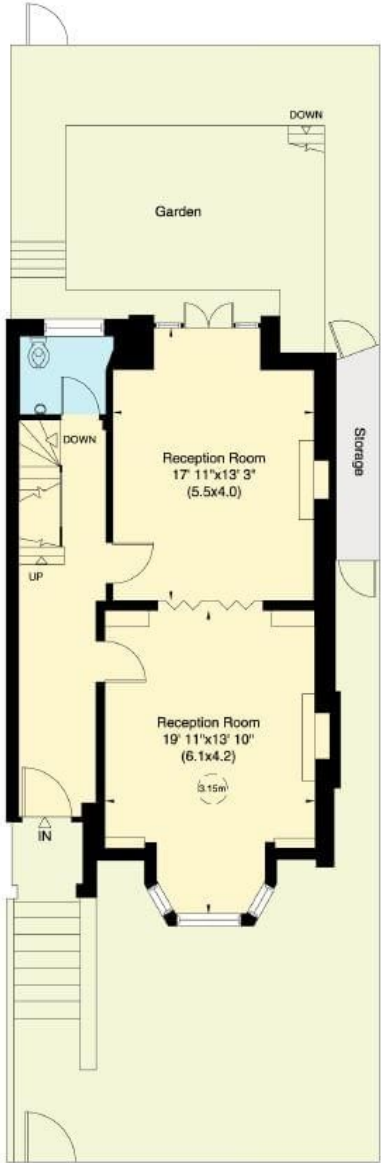


# Lansdowne Road, Notting Hill W11



**Approximate Gross Internal Floor Area  
238 sq m / 2565 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.



Lower Ground Floor

Ground Floor

First Floor

Second Floor



**Knight Frank**

**Notting Hill**

294 Westbourne Grove

London W11 2PS

**Arthur Lintell**

07836 316 822

[arthur.lintell@knightfrank.com](mailto:arthur.lintell@knightfrank.com)

[knightfrank.co.uk/nottinghill](https://knightfrank.co.uk/nottinghill)



**Strutt & Parker**

**Notting Hill**

303 Westbourne Grove

London W11 2QA

**Miles Meacock**

07967 039612

[miles.meacock@struttandparker.com](mailto:miles.meacock@struttandparker.com)

[struttandparker.com](https://struttandparker.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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.