



Darnley Terrace, Notting Hill W11

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# Darnley Terrace, Notting Hill W11

Located in a most desirable area of W11 and offering a rare opportunity to own a Grade II listed property boasting a large private garden.

The house is spread over five floors and features fantastic proportions, the raised ground floor is dedicated to a fantastic reception room, ideal for entertaining guests and this floor also includes a separate study area that benefits from plenty of natural light, making it a perfect spot for working or reading.

Moving down to the lower ground floor, you'll find the kitchen and dining area with French doors that lead into the well-maintained garden, measuring approximately 46 feet.



**Guide price:** £3,250,000

**Tenure:** Available freehold

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

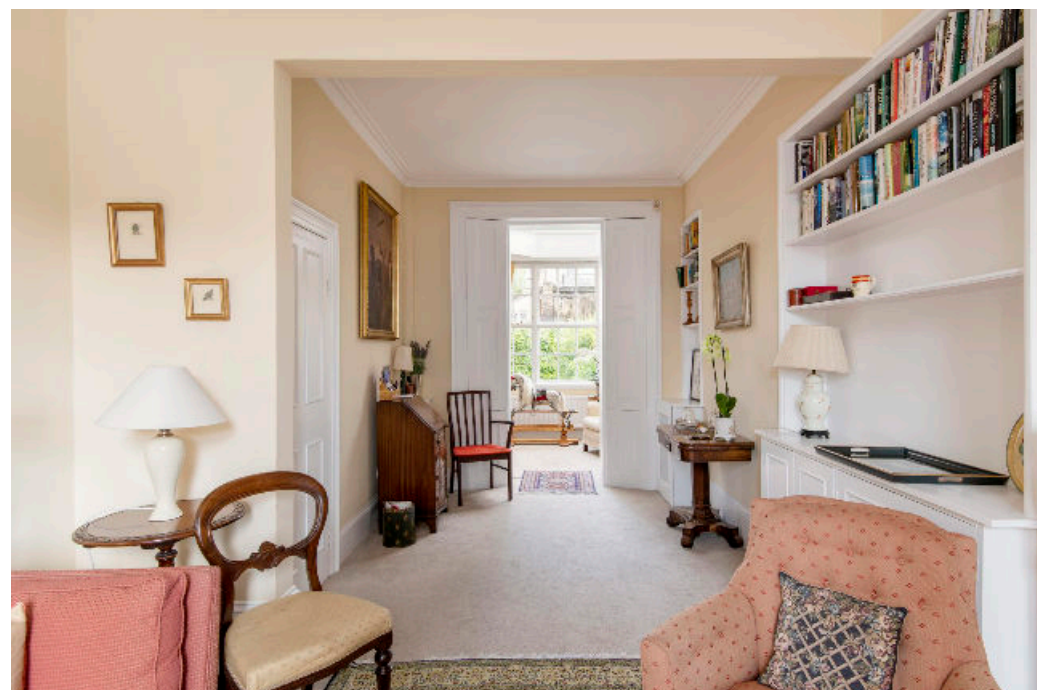
**Council tax band:** G

The first floor has two bedrooms, one currently used as a home office. The spacious principle bedroom occupies the second floor, providing ample storage and the luxury of a large en-suite bathroom. A further double bedroom occupies the top floor, complete with built in wardrobes and an en-suite bathroom.

Overall, this Grade II listed family house presents a rare and exceptional opportunity to own a stunning property in W11, combining historical charm and a beautiful garden, making it an ideal home.

## Location

Darnley Terrace is a sought after street close to Holland Park and Clarendon Cross and near to bustling Portobello Road, bohemian Westbourne Grove with its stylish boutiques and caf  s and trendy Kensington.









## Darnley Terrace, W11

Approximate Floor Area = 195 sq m / 2099 sq ft  
 Outbuilding = 20.5 sq m / 221 sq ft  
 Vault = 9.2 sq m / 99 sq ft  
 Total = 224.7 sq m / 2320 sq ft  
 Including Limited Use Area (2 sq m / 21 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

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I would be delighted to tell you more

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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 August 2023. Photographs and videos dated August 2023.

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