



Beautifully presented family house with two terraces and a 50' west facing garden.

**Ossington Street, London, W2**

£4,400,000 Freehold

savills

### Local Information

Ossington Street is a quiet street situated within the Royal Borough of Kensington and Chelsea and is close to the many excellent shops, restaurant and transport facilities of Notting Hill Gate and the surrounding area. The green open spaces of Kensington Gardens are also close by.

### About this property

This beautiful five bedroom family house is based within the Pembridge conservation area and benefits from fantastic proportions, an abundance of natural light throughout as well as a stunning 50' west facing garden.

The lower ground floor encompasses a reception room, smart fitted modern kitchen and dining area along with a double bedroom, bathroom and a separate shower room. There is also direct access to this floor via its own front door.

The upper ground floor hosts a stunning double reception room which can also be used as a dining room. In conjunction with this there is also a superb kitchen at the rear of the property, fitted with Siemens appliances and a food lift connected to the lower ground floor kitchen. Off this room there is a door straight out onto a terrace overlooking the secluded garden.

The first floor houses another wonderful entertaining space which is currently set up as a reception room, however an incoming buyer might also use this floor to provide further bedrooms or a study, indicating the versatility of the space. This floor also benefits from a terrace which overlooks the garden.

The uppermost two floors showcases a sumptuous master en suite bedroom along with a further sizeable bedroom which could easily be re-arranged back into two bedrooms with a family bathroom.

### Tenure

Freehold

### Local Authority

Royal Borough of Kensington & Chelsea

### Energy Performance

EPC Rating = E

### Viewing

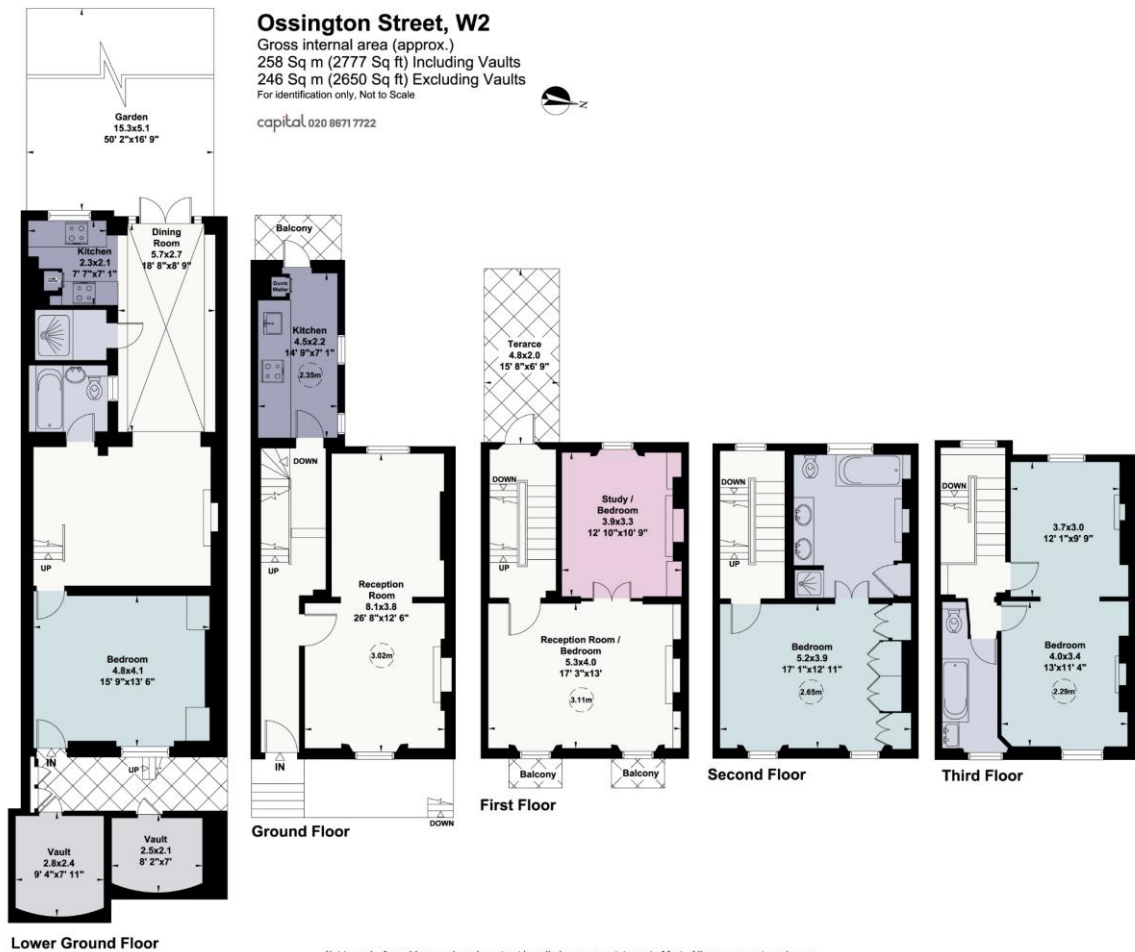
All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.  
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Ossington Street, London, W2  
Gross Internal Area 2650 sq ft, 246 m²

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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	41	58
EU Directive 2002/91/EC		

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