



# Impressive family home in the heart of Notting Hill.

**Chepstow Villas, London, W11**

£12,950,000 Freehold



Generous proportions • Cinema room • Private and well-presented outside space • Off-street parking • Close to green spaces

### About this property

The house has been completely architecturally redesigned into an elegant family home. Located on one of Notting Hill's most desirable streets, this immaculate four/five bedroom home has state of the art details throughout. The inviting entrance hall with a cascading staircase meets you upon entering the house, leading to a spacious double reception room with Neville fireplaces and rear views over the landscaped garden. The kitchen and dining space spans the entire garden level with Gaggenau appliances throughout and a large walk-in wine cellar.

Crittall doors flood the kitchen with natural light leading onto the landscaped garden. There is a studio/home office located in the garden, which adds an ideal space for home working or a fitness studio.

Catering for at home entertainment is the 7.4 Dolby surround cinema located in the basement with state of the art surround sound and picture resolution. The property further benefits from air conditioning, which is integrated throughout the entire property.

On the first floor is a spacious principal suite with double dressing rooms and a stylish en suite bathroom with steam shower. The second floor has two further bedrooms which both offer generous space, fitted wardrobes and en suite bathrooms. There are two additional bedrooms both also offering en suite bathrooms.

The property has an integrated home audio system throughout, with state of the art heating, lighting and security systems in place. There are two off-street parking spaces to the front of the property positioned behind automated security gates.

### Local Information

Conveniently located in the heart of Notting Hill, Chepstow Villas gives easy access to a plethora of shops, cafes and restaurants with Westbourne Grove and Portobello Road close by. Transport links in the area are with Notting Hill Gate only approx. 0.4 miles away. The charming green spaces of Kensington Gardens and Holland Park are also within close proximity.

### Tenure

Freehold

### Local Authority

Royal Borough of Kensington & Chelsea

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office. Telephone: +44 (0) 207 727 5750.





**Chepstow Villas, Notting Hill, W1**

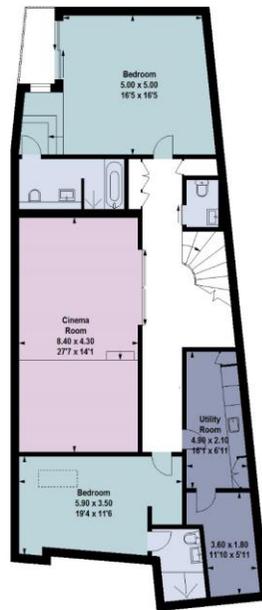
**Gross internal area (approx)**465.34 sq m / 5009 sq ft  
(Including Basement, Garden Room, Summer House, Storage,  
Excluding Reduced Headroom, Eaves, Void)

**Gross internal area (approx)**488.56 sq m / 5259 sq ft  
(Including Basement, Garden Room, Summer House, Storage,  
Reduced Headroom, Eaves, Excluding Void)

Key  
□ = Reduced headroom below 1.5m/ 5'0"

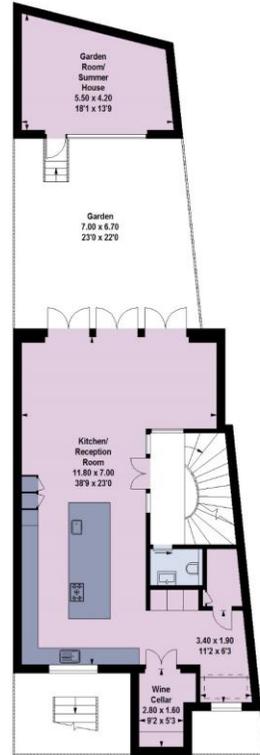


**Basement - Ceiling Storage**



**Basement**

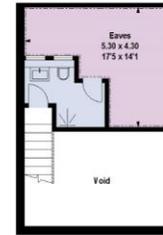
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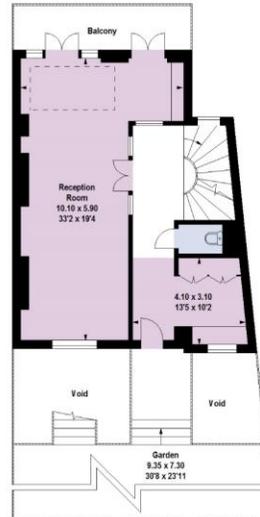
**Lower Ground Floor**



**Second Floor**



**Third Floor**



**Raised Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>64</b>	<b>69</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

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