



An attractive period house on this quiet tree-lined street close to Westbourne Grove.

Northumberland Place, Notting Hill, London, W2

£3,250,000 Freehold

savills



Wonderful family home • Period features • Tranquil patio garden • Quiet and desirable street • Near Westbourne Grove

### About this property

This attractive white stucco-fronted house offers excellent family accommodation and a wealth of period charm. Excellent use has been made of the internal space of just under 2,000 sq ft.

The living space comprises a well-appointed contemporary kitchen and breakfast room on the lower ground level and an elegant double reception on the raised ground floor. On the first floor is a well-proportioned principal bedroom suite. The rest of the accommodation is made up of three good bedrooms two bathrooms and a study (or 5th bedroom).

To the rear is a pretty patio garden.

### Local Information

Northumberland Place is a picturesque tree-lined street in the highly desirable 'Artesian Village'. Close by are the boutiques, cafes and restaurants of Westbourne Grove and Ledbury Road and only 0.6 miles away is Notting Hill Gate with its further shops, dining venues and transport links including Underground services (Central, Circle & District lines).

All distances are approximations.

### Tenure

Freehold

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

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Northumberland Place, Notting Hill, London, W2  
Gross Internal Area 1929 - 1996 sq ft, 179.2 - 185.4 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	EU Directive 2002/91/EC	

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