



A charming freehold family house located on this desirable street moments from the bustle of Westbourne Grove and nearby Kensington Gardens.

**Hereford Road, Notting Hill, London, W2**

Guide Price £4,950,000 Freehold





Freehold family home • Large garden to the rear beautifully planted • Access to the front of the house via the lower ground • Residents parking permit available (subject to the usual consents) • Leafy outlook overlooking the gardens behind the house • Located on a pretty tree lined street

#### Local Information

Located only 300 metres from the ever popular and charming Westbourne Grove. Notting Hill Gate tube station is 0.7 miles away (Central, District and Circle lines).

The immediate area is home to some of the finest schools in prime central London, Wetherby school and Pembridge Hall school are nearby whilst Chepstow House school is 0.7 miles away.

Please note that all distances are approximations.

#### About this property

A wonderfully bright Victorian stucco fronted freehold house located on this highly desirable road located immediately off popular Westbourne Grove and nearby Kensington Gardens (approx. 0.6 miles away).

The accommodation comprises an inviting entrance hall, kitchen/ dining room on the raised ground floor as well as a guest cloakroom and boot room that provides direct access to the terrace and steps down to the mature west facing garden. There is a large shed (approx. 98 Sqft) under the sunny terrace and the garden measures approx. 31 feet in length.

The lower level is arranged as a playroom/ bedroom, second double bedroom benefitting from a separate shower room and utility with access both to the front and rear of the property.

The first floor consists of a double reception perfect for entertaining, as well as a study located on the half landing with peaceful views across the neighbouring gardens. There is potential to turn this floor into a principal bedroom suite.

The second floor is laid out as principal bedroom with en-suite bathroom, along with an additional study off the half-landing overlooking the gardens. Whilst the top floor has two large double bedrooms and a family shower room.

This delightful home features an array of period features such as fireplaces, wooden floors, sash windows and high ceilings. Offering scope for an incoming purchaser to put their own stamp on the property should they desire. Gross internal floor area measures approx. 2,874 sq ft / 267 sq m (excluding shed).

#### Tenure

Freehold

#### Local Authority

City Of Westminster

#### Council Tax

Band = H

#### Energy Performance

EPC Rating = E

#### Viewing

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







Hereford Road, Notting Hill, London, W2  
Gross Internal Area 2874 sq ft, 267 m²

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Hereford Road,  
London, W2  
Gross internal area (approx) 266.99 sq m / 2874 sq ft  
(Excluding Shed)  
Shed 9.10 sq m / 98 sq ft



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>	59	75
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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