

Blenheim Crescent

Notting Hill W11

Old-school Notting Hill - a big, tall family house, to which you could do all or nothing...



- Double reception room
- Kitchen/ Dining room
- Master bedroom suite
- Two further bedrooms
- One further bathroom
- Utility & Two cloakrooms
- Patio Garden
- Roof Terrace
- 2,323 sq ft/ 216 sq m
- Royal Borough of Kensington & Chelsea
- Freehold
- Guide Price £3.5 million



TOP Patio Garden
BOTTOM Kitchen

One of those increasingly rare (and always refreshing) properties that has not been completely “updated” (ie: nuked of all charm) yet is entirely liveable in. The present owner converted it from bedsits five years ago and has created a charming, well laid out environment with, crucially, plenty of outside space. The roof terrace is a dream of space and privacy and was created after an epic fight with planners who would have preferred extra bedrooms, so they could still be an option.

Downstairs, the kitchen/ dining room opens on to the paved garden, which provides further entertaining space as does the double reception room on the ground floor. The master bedroom suite occupies the whole first floor and possibly needs a woman’s touch. The half landings have been put to good use with cloakrooms, and a utility room, and there are further domestic offices (vital) off the kitchen. A separate entrance makes bringing in the shopping (or the staff) much easier.



TOP Front Elevation
BOTTOM Roof Terrace



Blenheim Crescent curves across Ladbroke Grove, close to the dividing line between groovy and cosmopolitan Notting Hill and smarter Holland Park. One of the prettier streets in the area, it still retains that original Notting Hill vibe and is within walking distance of Westbourne Grove and Portobello market, with their boutiques and restaurants. The nearest tube station is Ladbroke Grove (Circle and Hammersmith & City) and M4/M40 corridor to the West Country and Heathrow Airport is easily accessed.



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