

# Ledbury Road

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Notting Hill W11

Three bedrooms, two floors of living space, and a massive roof terrace – hard to resist...



- Double reception room
- Kitchen / Dining / Family room
- Master bedroom suite
- Two further bedrooms
- One further bathroom
- Utility room and cloakroom
- Large roof terrace, Front patio & Back courtyard
- 2,121 sq ft/ 197 sq m
- Royal Borough of Kensington & Chelsea
- Freehold
- Guide Price £3.4 million

This converted gallery gives the appearance of having rather more living space than sleeping space, that constant wrinkle of London house shopping. It's all very well having plenty of bedrooms, but you need somewhere to be during the day, without killing each other. Here a large lower ground floor gives a great kitchen, moving back to TV zone, and then a large dining area, and is long enough to be able to have separate conversations. The roof-terrace at the top is a pleasure to behold – excellent privacy for sunbathing, and a whole cornucopia of entertainment options.



The full-length ground floor front windows, relics of art gallery days, allow wonderful light in (voyeurs from the street are cunningly foiled by a high garden wall). Upstairs the master bedroom and bathroom are a well thought out delight, and the top floor is ideal for a growing family.



TOP Kitchen, Dining and Family Room  
BOTTOM Reception Room



TOP Roof Terrace  
BOTTOM Reception Room

Ledbury Road runs from north to south between Westbourne Park Road and Chepstow Villas, crossing the fashion epicentre of Westbourne Grove. If you're hungry, the two Michelin star The Ledbury restaurant is right next door, and if you need something groovy to wear, Matches Fashion has several shops down the road. You are well placed for Tube lines, with Westbourne Park (Circle, Hammersmith & City) and Notting Hill Gate (Central, Circle, District), and the M4/M40 corridor with its access to Heathrow and the West Country close by.



Approx gross internal floor area 2121 sq ft / 197 sq m

Excluding storage area of 215 sq ft / 20 sq m



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