



Norland Square, W11





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Landstones are proud to offer for sale this stunning 4 bedroom triplex apartment overlooking one of Notting Hill's most prestigious communal garden squares.

Entered on the first floor of the building with a staircase taking you up to the open plan kitchen and reception room across the full expanse of the second floor. The large gally style kitchen provides a great space for both cooking and entertaining. The reception room is a great place to relax, with large South facing windows pouring light into the space and providing relaxing views out over the communal gardens.

Moving up onto the third floor you have three bedrooms, the largest set across the front of the property with its own ensuite bathroom is a perfect guest room. One further double bedroom on this floor is serviced by the family bathroom and the smallest bedroom makes for a perfect home office.

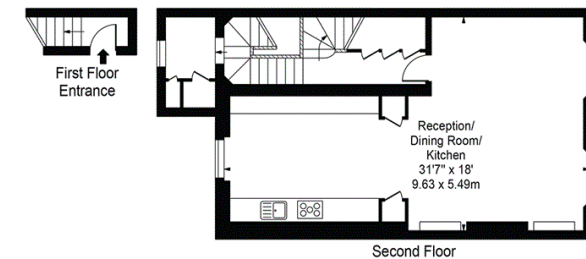
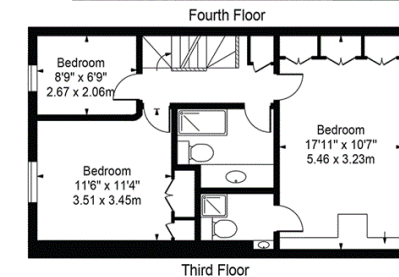
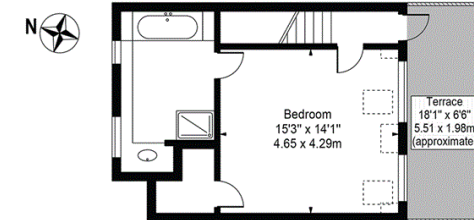
The top floor of the property is taken up by the luxurious master bedroom suite. This room features both a substantial ensuite bathroom with a large bath tub, a separate walk-in shower and also a large walk-in closet. Two large skylights in this room create a bright and airy space with views of the gardens and the night sky. From the master bedroom you also have access onto a top floor terrace which is a lovely place to have an evening drink or simply admire the views of the garden.

The Norland Square communal garden itself is a beautifully kept residents only private garden and also contains its own tennis court.

Just around the corner on Holland Park Avenue you have a wide variety of shops, restaurants and cafes just a moment's walk away and also access to a Central Line tube station taking you out to Westfield shopping centre, just one stop, or into Central London and the West End.



**Norland Square**  
Approx. Total Internal Area 1565 Sq Ft - 145.39 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1543 Sq Ft - 143.35 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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