

Westbourne Park Road, W2

LANDSTONES

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A charming and substantial freehold family house with almost 2,000 sq ft of internal accommodation, an exceptionally large private garden and further potential to extend, ideally positioned in the heart of Notting Hill.

Upon entering, a large separate formal reception room is positioned to the left of the entrance, providing an elegant space to relax and entertain. To the rear, the impressive open-plan kitchen and dining room features a wraparound island, creating a fantastic setting for hosting and informal family dining. The kitchen is complemented by a cleverly concealed utility area, providing additional practicality without compromising the flow of the space.

The first floor is home to a generous principal bedroom suite, benefiting from its own private terrace, built-in storage and a beautifully appointed en-suite bathroom with a freestanding bath and separate walk-in shower.

The property further features three additional generously proportioned and well-appointed bedrooms, offering excellent flexibility for family living, guests or home working.

The standout feature of this beautiful home is its impressive private garden, a rare find in the area. A large paved terrace provides an excellent setting for outdoor dining and entertaining during the summer months, while the well-maintained lawn extends generously to the rear, creating a peaceful and secluded garden.

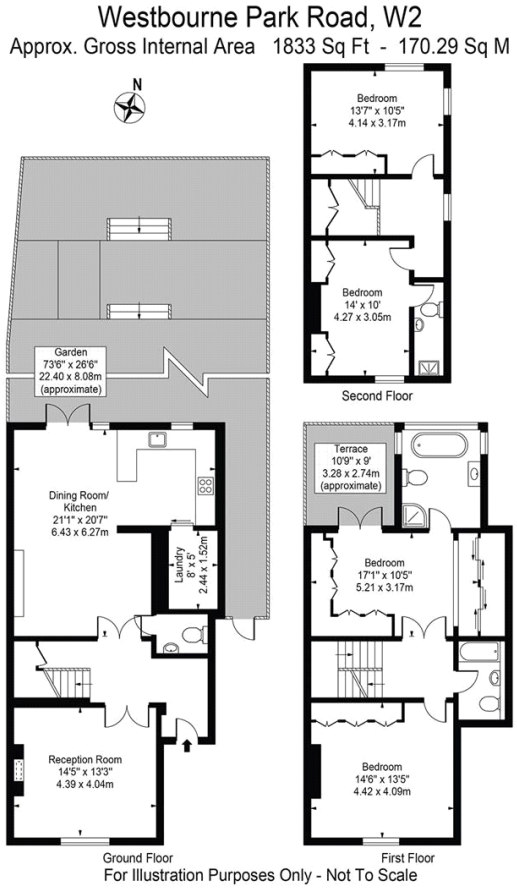
The property also offers further potential to extend, subject to the necessary planning permissions and consents, with scope to utilise the loft space and potentially add a rear extension.

Located on Westbourne Park Road, the property is ideally positioned on a desirable residential street within easy walking distance of Westbourne Grove. The surrounding area offers an eclectic mix of independent cafés, restaurants, boutiques and everyday amenities, while









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