

# ALDRIDGE ROAD VILLAS

NOTTING HILL, W11

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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NOTTING HILL, W11

Set within a handsome period property on Aldridge Road Villas, this exceptionally spacious lower ground floor flat spans approximately 1,270 sq ft and comes with its own private entrance, giving it all the feel of an independent home rather than a conventional flat.

High ceilings run throughout, immediately setting the tone for a property that feels far larger and lighter than a typical basement conversion. At its heart is a wonderfully bright, open-plan reception room and kitchen — a genuinely sociable space that flows directly out onto a large private garden, a rare and particularly welcome feature for a home of this kind in Notting Hill.

The flat offers three bedrooms and three bathrooms, providing flexible, comfortable accommodation suited to a range of lifestyles, whether as a family home or for those wanting extra space to work from or entertain in.

Aldridge Road Villas is one of Notting Hill's most established residential streets, just moments from Westbourne Park Underground station and within easy walking distance of the boutiques, cafés and restaurants of Golborne Road and Portobello Road, as well as the towpath walk along the Grand Union Canal towards Little Venice.

**Three Bedrooms, Reception, Kitchen, Three Bathrooms, Garden**

















£1,600,000
Subject to Contract

**Local Authority:** Westminster Council

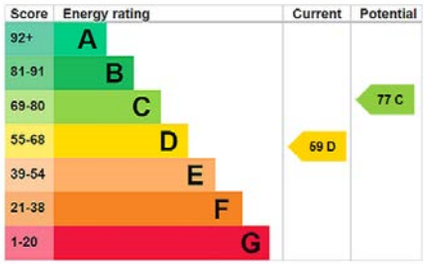
**Council Tax Band:** G

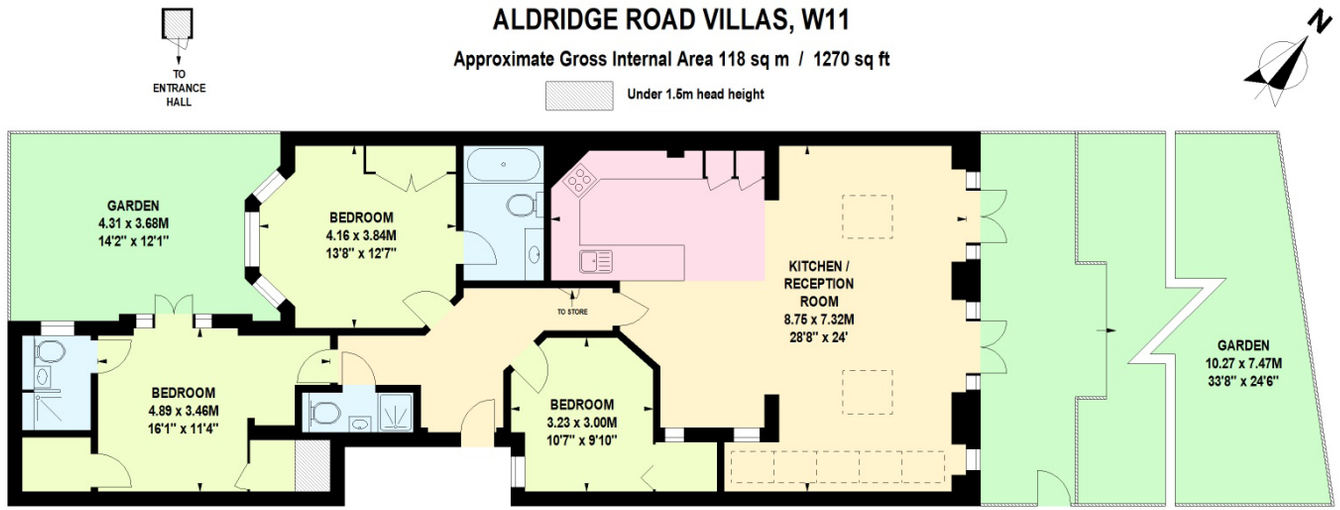
**Tenure:** Share of Freehold to 2986 (approx. 960 years remaining)

**Service Charge:** approx. £1,500 per annum

**Reference:** NHG250046

**Approximate Gross Internal Area:** 1270 sq. ft.




Floor Plan produced for John D Wood by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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