

Westbourne Park Road, W2

LANDSTONES

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A charming and substantial freehold family home, offering almost 2,000 sq ft of internal accommodation, an exceptionally large private garden and further potential to extend, ideally positioned on a quiet residential road in the heart of Notting Hill.

One of the property's most impressive features is its exceptional width, creating a wonderful sense of space throughout and offering the generous proportions increasingly sought after by families.

Equally impressive is the substantial private garden, a rare find in this location. A large paved terrace provides an excellent setting for outdoor dining and entertaining, while the well-maintained lawn extends to the rear, creating a peaceful and secluded outdoor space for both relaxation and family life.

Upon entering, a large separate formal reception room sits to the left, providing an elegant setting for entertaining and everyday living. To the rear, the impressive open-plan kitchen and dining room features a wraparound island, creating a natural focal point for family gatherings and informal dining. A cleverly concealed utility area provides additional practicality without compromising the clean lines and flow of the space.

The first floor is home to a generous principal bedroom suite, complete with built-in storage, a private terrace and a beautifully appointed en-suite bathroom featuring a freestanding bath and separate walk-in shower. A further well-proportioned bedroom is also located on this floor, complemented by a sleek, contemporary bathroom.

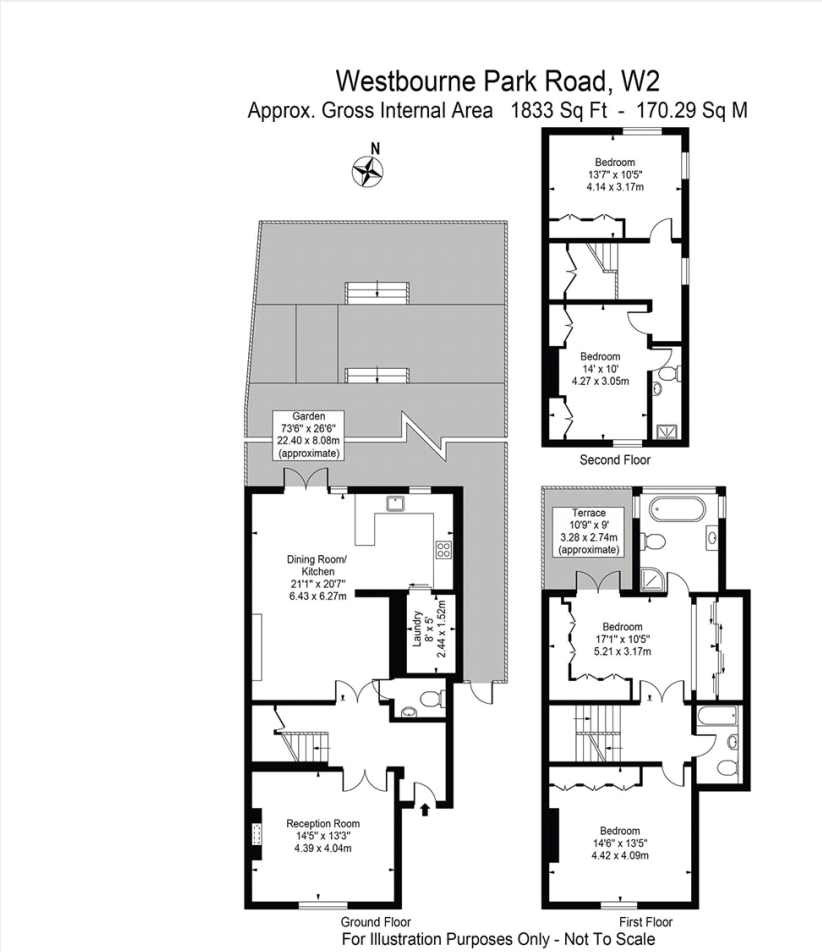
The second floor offers two additional well-appointed bedrooms, served by a family bathroom, providing excellent flexibility for children, guests or home working.

The property also offers further potential to extend, subject to the necessary planning permissions and consents, with scope to utilise the loft space and









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