

LADBROKE
TERRACE
NOTTING
HILL

A beautifully presented end of terrace house positioned on the corner of Ladbroke Terrace and Ladbroke Square. The house has been subject to a six year redevelopment and refurbishment programme and has the benefit of being newly build but retaining a classical exterior.

The house stretches to approximately 8,000 sq ft. On the ground floor there is a wonderful sense of arrival through large double doors and there is an abundance of entertaining space flowing into the bright kitchen which leads out into the garden.

On the first floor there is a grand classically proportioned drawing room with leafy green views over Ladbroke Square.

The house has the added benefit of being opposite the entrance to Ladbroke Square gardens as well as having access. This is one of the largest gardens in London and covers around 7 acres.

On the second floor there is a sumptuous master bedroom suite with a private terrace and upstairs there are four further bedrooms.

Also of note is the bespoke glass elevator, the state of the art media room as well a magnificent 17 metre swimming pool, gym, wine room and separate staff accommodation.

To the rear of the house there is a newly landscaped garden as well as off street parking which is set behind large private gates.













- Full house air conditioning
- Full house gas fired underfloor heating, Heatmiser controls
- Boffi kitchen with bespoke marble and back-lit onyx, Miele appliances

- American walnut floors throughout
- Full house Lutron system including lighting and electric blinds and curtains
- Temperature controlled wine cellar

- 17.5m pool with automatic dosing system and air handling
- Lighting designed by Spectron throughout house and exterior space
- Full house sprinkler system

- Bespoke hydraulic-powered lift
- Marble bathrooms throughout
- Full house and exterior AV system with hidden speakers

- Cinema room by M.E.G.A with drop down screen and projector
- Bespoke joinery throughout
- Sauna and steam room
- Full security system

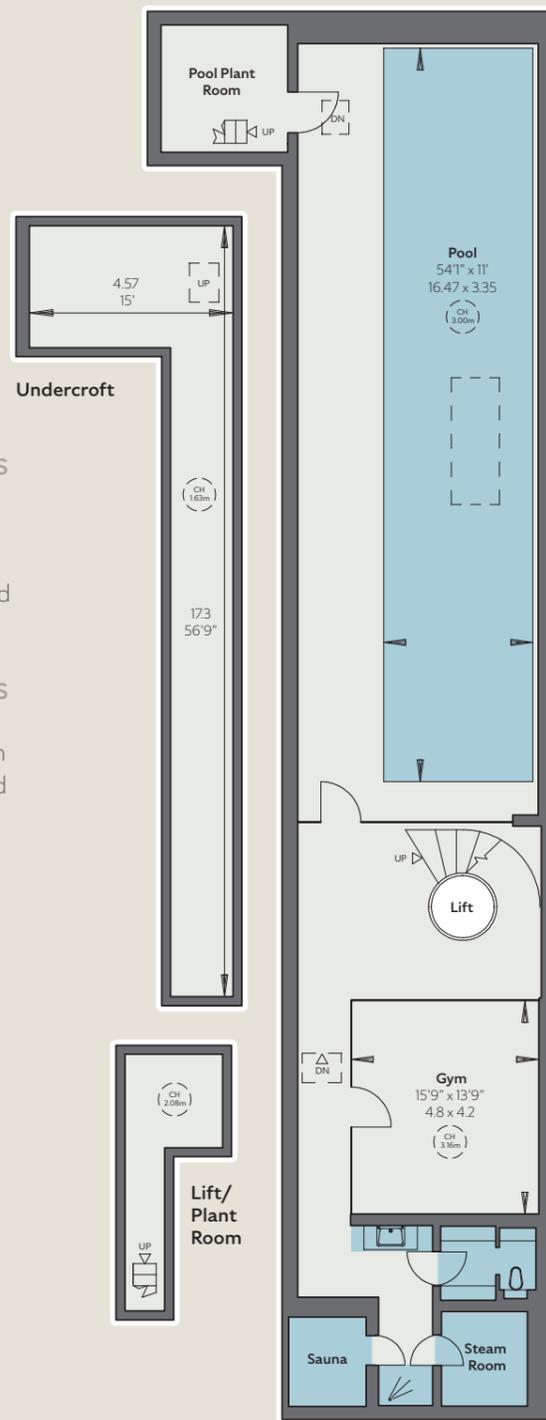
- Gas fireplaces in main rooms and external firepit
- Full house automation and AV control through Control4
- Bar with drinks cooler and ice maker



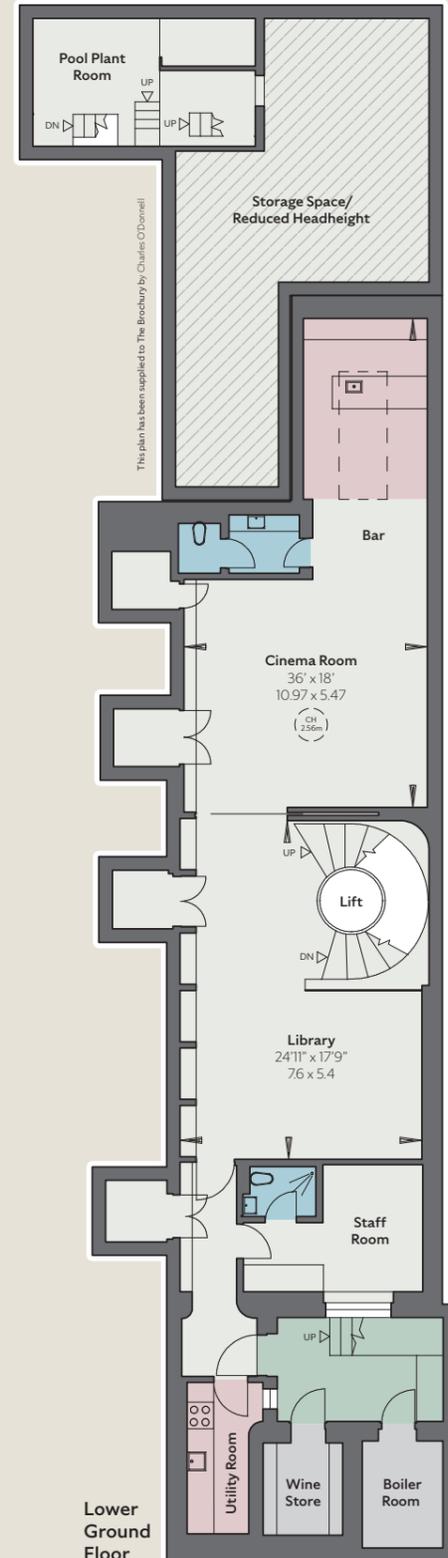




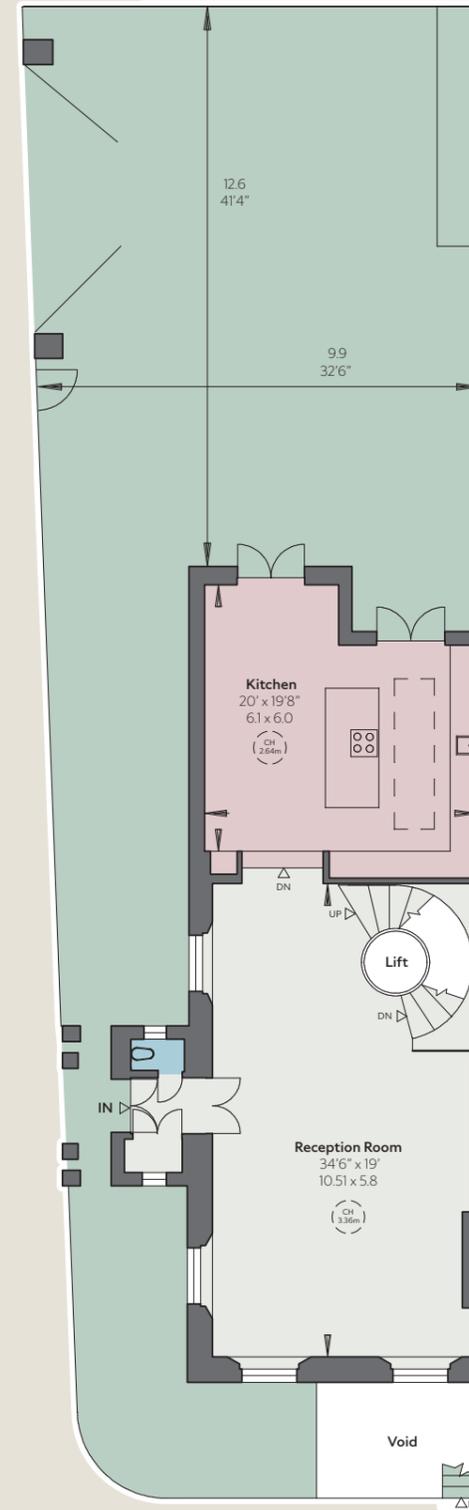




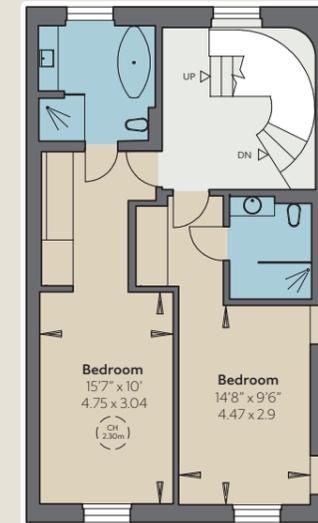
Pool Level



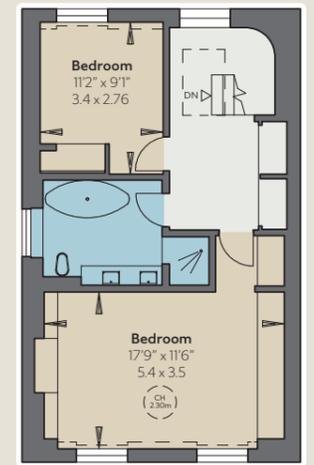
Lower Ground Floor



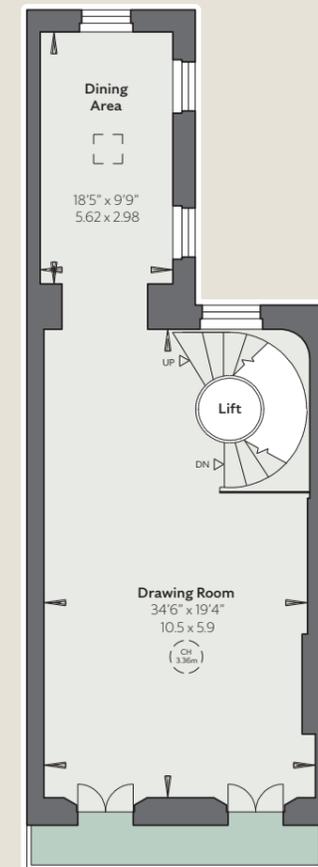
Ground Floor



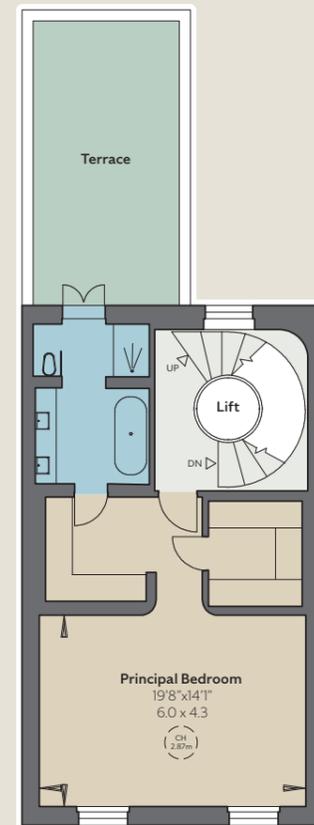
Third Floor



Fourth Floor



First Floor



Second Floor

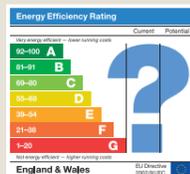
APPROXIMATE GROSS INTERNAL ARE
7,945 sq ft / 738.1 sq m including undercroft, excluding reduced head height/storage space

APPROXIMATE GROSS INTERNAL ARE
8,358 sq ft / 776.5 sq m including reduced head height/storage space

TENURE
Freehold

LOCAL AUTHORITY
Kensington & Chelsea

COUNCIL TAX
Band H



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