



COURTNELL STREET, W2  
**£3,725,000 FREEHOLD**

**A VERY WELL ARRANGED, FOUR STOREY, FAMILY HOME  
SITUATED ON ONE OF NOTTING HILL'S MOST DESIRABLE  
STREETS IN THE HEART OF THE ARTESIAN VILLAGE.**

Notting Hill Sales | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)

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## **DESCRIPTION:**

Extending to 1,980 sq.ft, this four storey family home is situated on one of Notting Hill's most desirable streets in the heart of the Artesian Village and has been thoughtfully designed to provide the perfect balance of entertaining and bedroom space. Extensive living space occupies both the ground and first floors with a wonderful kitchen, dining, reception room on the ground and a more formal reception space on the first floor. The kitchen has been thoughtfully designed around a central island, with plenty of storage and space for appliances. Concertina doors open to the rear garden. On the first floor is a large reception room split in to three zones, a more formal part with a charming marble fireplace and gas fire, a snug television area, and to the rear is a separate playroom/study. On the second floor is the main bedroom suite with a large ensuite bathroom and extensive wardrobes, also on this floor is a further bedroom or study. Two bedrooms and a family bathroom are located on the third floor.

## **LOCATION:**

Courtneil Street is one of a popular group of attractive, tree lined, residential streets running north from Artesian Road, just around the corner from the fashionable boutiques and restaurants of Ledbury Road, Westbourne Grove and Portobello Road. The area is very well located with tubes located at Westbourne Park, Bayswater, Queensway and Notting Hill Gate. Paddington Station, with the Elizabeth Line, Heathrow Express and Rail Services is 1.4miles away and access to the A40 is a short distance.

## **ADDITIONAL INFORMATION:**

The property is located in a conservation area.

Electricity – Mains Supply

Water – Mains Supply

Sewerage – Mains Supply

Heating – Gas Central

Broadband – Ultrafast





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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

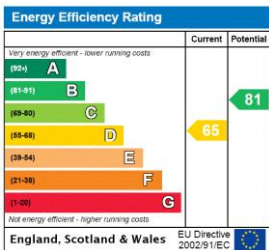
**PROPERTY PHOTO PLANS**  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** H (Westminster City Council)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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