

# ROKSTONE



## Stanley Gardens, Notting Hill W11

This stunning property offers exceptionally high quality modern living. The raised ground floor comprises a large kitchen leading onto a lovely dining room. On the lower ground floor there is a large reception room offering superb light with floor to ceiling windows. This leads on to a charming patio overlooking the beautiful communal garden. There is also a bedroom with en suite shower room with a patio, two guest cloakrooms and a utility room on this floor. The first floor has a stunning large reception room leading onto a further dining room which opens out onto a charming balcony looking over magnificent communal gardens. The first floor comprises of a large master suite with walk a walk in dressing area. There is a beautiful en suite bath and shower room both offering generous storage throughout and flooded with natural light. The second and third floor offers four further bedrooms, two with an en suite bathroom and two with en suite shower rooms and with plenty of storage on both floors.

Stanley Gardens is situated in the Conservation Area of the Ladbrooke Estate and benefits from the excellent amenities of Notting Hill, one of London's most fashionable districts. Portobello Road, Westbourne Grove and the transport links of Notting Hill Gate are all on the doorstep, as are the open green spaces of Kensington Gardens and Holland Park.

**Price £16,950,000**



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<https://www.rokstone.com>

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## Stanley Gardens

Approx. Gross Internal Area 4671 Sq Ft - 433.95 Sq M

(Excluding Vaults)

Approx. Gross Internal Area Of Vaults 89 Sq Ft - 8.27 Sq M

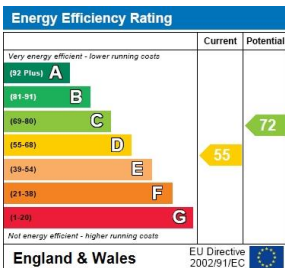
Approx. External Area 514 Sq Ft - 47.75 Sq M

(Including Balconies, Patios, Porch & Terrace)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Terms

Local Authority: London Borough Of Kensington & Chelsea

Tenure: Freehold

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