Set back from the street and entered on the raised ground floor, there is an entrance hall providing access to the two principal reception rooms. To the left is a grand reception room with a ceiling height of 3.6m, an excellent room in which to relax or entertain. To the rear and overlooking the garden is a conservatory that serves as the perfect place to relax. To the right of the hallway is large dining room which leads through onto a well appointed kitchen looking onto the private garden which can be accessed from the ground or lower ground floors. With mature trees to the rear, there is plenty of privacy in a garden that is bathed in the afternoon light. Of particular interest is the fact that there is a garden room which allows for a home office or studio in the garden. The lower ground floor provides for a bedroom that is currently used as a gym, a further bedroom, a laundry and plant room, a shower room, separate kitchen and breakfast room. On the first floor, there is an excellent master bedroom with large en-suite bathroom (and separate shower) and walk in dressing room providing for ample storage. Adjacent is another large bedroom with en-suite bathroom. On the second floor is a very special studio room with a ceiling height of 4.17m and large north facing windows allowing for constant light levels. There are two further bedrooms on this floor and a bathroom. On the 3rd floor is a bedroom or playroom, a balcony overlooking the garden and excellent eaves storage.

OFFERING OVER 5000 SQ FT OF ACCOMMODATION IN EXCESS OF 35 FT IN WIDTH, THIS IS A GRAND AND SUBSTANTIAL FREEHOLD HOUSE WITH PLANNING PERMISSION IN PLACE TO FURTHER EXTEND THE PROPERTY. THE ACCOMMODATION, ARRANGED OVER FIVE FLOORS, HAS GENEROUS PROPORTIONS, EXCELLENT CEILING HEIGHTS AND BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT THROUGHOUT.
Bassett Road is a charming street, lined with mature trees, running West off Ladbroke Grove. Within immediate reach are the array of shops, bars, and restaurants to be found in Notting Hill and beyond. Ladbroke Grove tube station is 0.3 miles away.

**ACCOMMODATION**

- Front Garden
- Entrance Hall
- Reception Room
- Conservatory
- Dining Room
- Kitchen
- Master Bedroom with en-suite Bathroom
- Dressing Room
- 5 further Bedrooms
- Studio Room
- Eaves
- Storage
- Gym
- Laundry/Plant Room
- Separate Kitchen and Breakfast Room
- Garden Room
- Private Garden
- EPC E
CURRENT FLOOR PLAN
APPROX. GROSS INTERNAL AREA
5198 Sq Ft - 483.11 Sq M
(Including 38.93 Sq M of Under 1.5 M Area & Eaves Storage,
Excluding Workshop & Vault)
Workshop 255 Sq Ft - 23.69 Sq M
Vault 62 Sq Ft - 5.78 Sq M
TOTAL 5514 Sq Ft - 512.54 Sq M

Lower Ground Floor

Ground Floor

First Floor

Second Floor

Third Floor

Energy Efficiency Rating

Key:
CH - Ceiling Height
- Under 1.5m

Life

Ap: Approx.
We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.