

Sirdar Road, W11
Notting Hill



The Details:

Sirdar Road, W11 *Notting Hill*

Three bedroom terraced house offering refined living across three floors, ideally located in the heart of W11, close by to the amenities.

OVERVIEW

A beautifully renovated terraced home on the sought-after Sirdar Road, this newly refurbished property has been thoughtfully designed to offer both elegance and functionality. Bathed in natural light and spanning three impressive floors, the home combines exceptional interior detailing with a sense of volume and flow, enhanced by high ceilings throughout.

The ground floor offers a generously proportioned reception space that seamlessly connects to a striking open-plan kitchen and dining area which is a bright and inviting space which is ideal for everyday living and entertaining. Floor to ceiling doors open onto a charming garden which creates a wonderful indoor and outdoor dynamic.

The first floor is home to the principal bedroom suite, complete with a walk in dressing area, bespoke built-in storage, and a beautifully appointed private bathroom featuring both a freestanding bath and separate walk-in shower. A third bedroom and a separate family bathroom are also found on this floor.

Occupying the top floor, the second bedroom offers a private, self-contained feel, benefiting from built-in storage and an en suite shower room, perfect additional space for guests.

Perfectly positioned in a quiet and family-friendly enclave, Sirdar Road offers a peaceful residential setting just moments from the vibrant lifestyle of Notting Hill. A variety of local shops, caf  s, and restaurants are within easy reach, along with excellent transport connections including Holland Park and Ladbroke Grove Underground stations.



Newly refurbished property with private patio and garden.

GUIDE PRICE

£1,995,000

BEDROOMS

3

BATHROOMS

3

INTERNAL

1599 SQFT

EXTERNAL

148.55 SQM

OUTDOOR

Patio & Garden

EPC

D

LOCAL COUNCIL

Royal Borough of Kensington & Chelsea

TAX BAND

F

TENURE

Freehold





Open plan dining and living area.

Highlights and key features of this property

HIGHLIGHTS

- Reception Room
- Dining Room and Kitchen
- Patio
- Garden
- Three Bedrooms
- Three Bathrooms
- Terraced House over three floors

Reception Room



High ceilings, generous storage and elegant interiors throughout, this home has been designed for both warmth and functionality.



Kitchen/ Dining Area



The heart of the home is the expansive, open-plan kitchen and dining area, featuring a large kitchen bar and premium Miele appliances, all framed by sleek Crittall-style glass doors that open onto a private east-facing garden.

Kitchen

Designed for both everyday living and entertaining, this space seamlessly connects indoor and outdoor living, creating a welcoming and sociable atmosphere.



Principal Bedroom

Bright and large principal bedroom with its own private dressing area and en suite bathroom.



Principal Bathroom



Principal suite boasts a walk-in wardrobe and a spa-like en-suite with a freestanding bath.

Second Bedroom



This converted loft space located on the second floor provides the generously sized second bedroom, a flexible living option which can be perfect for guest accommodation, a home office, or a peaceful retreat.

Second Bedroom en suite



Third Bedroom



Spacious third bedroom with built-in storage, located on the first floor and conveniently positioned with access to a separate bathroom.



Garden



Private patio and garden.

Floor Plan

APPROX. GROSS INTERNAL AREA:

1745 sq ft / 162.11 sq m

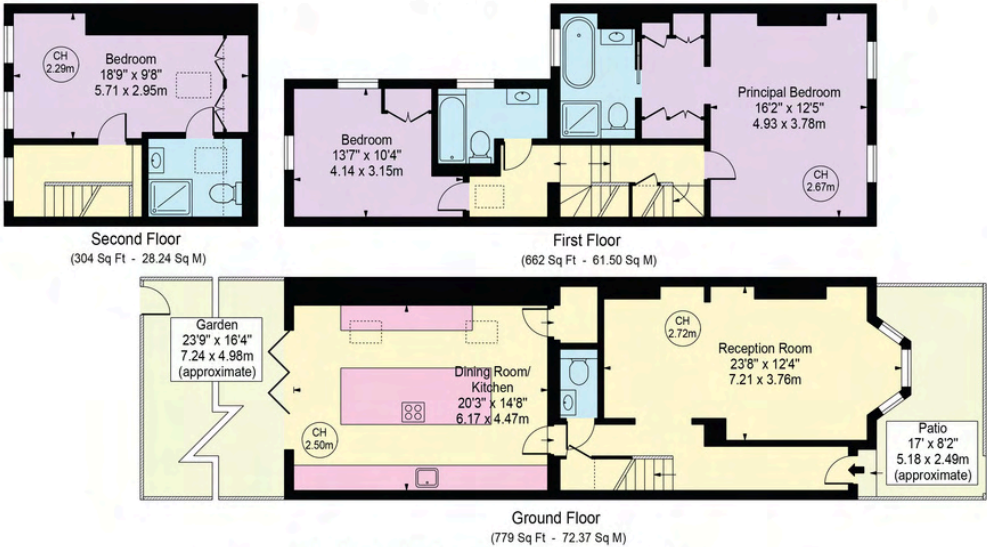
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Sirdar Road
Approx. Total Internal Area 1745 Sq Ft - 162.11 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 1719 Sq Ft - 159.70 Sq M
(Excluding Restricted Height Area)
Approx. Total External Area 546 Sq Ft - 50.73 Sq M
(Including Garden & Patio)



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. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Property Location

Sirdar Road is peacefully tucked away in a quiet residential enclave of Notting Hill, offering a rare sense of calm while remaining moments from the vibrant energy of the neighbourhood. Just a short walk from Portobello Road, Westbourne Grove and Golborne Road, the area is rich with independent shops, cafés and restaurants. Excellent transport links are close by, with Holland Park and Ladbroke Grove Underground stations providing swift access across London. This sought-after location perfectly balances a relaxed community feel with the best of West London living.

You won't need us to tell you that Notting Hill is famed for its charming pastel-coloured houses, legendary Portobello Market, and its starring role in the iconic Richard Curtis film. But as one of our favourite London areas - we can promise you'll find so much more.

Sirdar Road



Our *pillars*

Redefining luxury living by uniting three core pillars of service – **OB Property**, **OB Travel**, and soon, **OB Circle** – into a seamless, fully personalised experience.



OB PROPERTY

A beacon in the **real estate** sector, we offer unmatched access to the world's most exclusive real estate with accurate, candid advice and a one-on-one service with a team of seasoned and accomplished negotiators.



OB TRAVEL

Dedicated to curating **luxury holidays** in sought-after global destinations, with a handpicked portfolio of private properties.



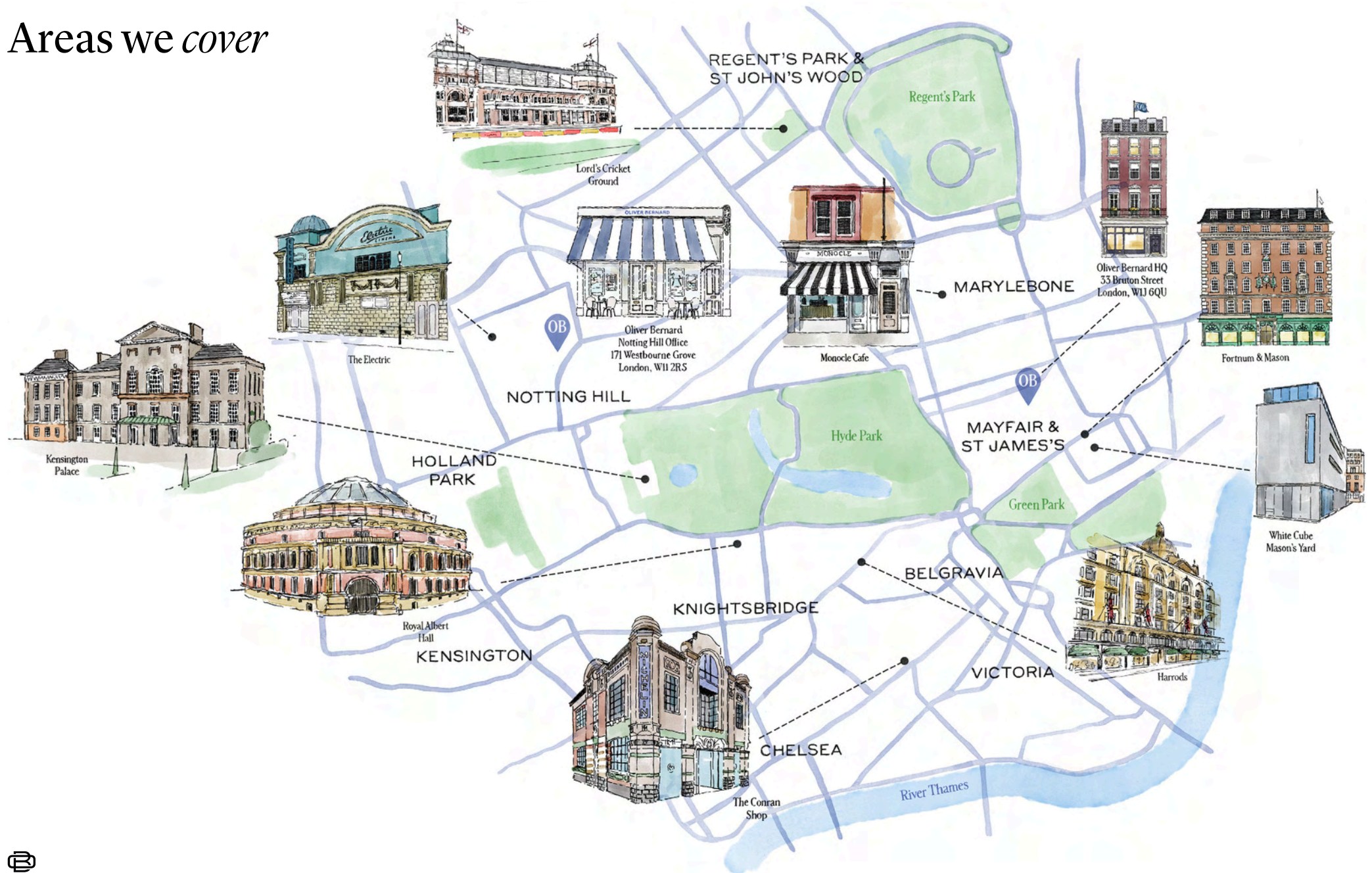
OB CIRCLE

Members of OB Circle unlock exclusive invitations to private events, access to off-market properties, and are welcomed to a **community** rooted in shared values and connections.



Uniting property, travel and unique experiences with unrivalled expertise and access to the world's most coveted luxury homes and villas, OB Private empowers our clients to live the life they've always envisioned.

Areas we cover



OB Partners

From financial services to secure your new home to award-winning architects and interior designers to make it your own, we've partnered with some of the world's most exceptional providers that share our commitment to unique experiences and a boutique personalised approach.

Allow us to support you throughout every step of your journey, connecting you to the right people and places. Visit our website for a full list of suppliers or get in touch with us your agent directly.



OB PROPERTY

CONTACT

Charlie Gibson
Managing Director

+44 7791 328 344
charlie@obprivate.co.uk



NOTTING HILL OFFICE 170
WESTBOURNE GROVE
LONDON, W11 2RW
T +44 (0)203 582 0223
@OLIVERBERNARDPRIVATE
OBPRIVATE.CO.UK