MERIDIAN PC
CONSULTANCY

97 BLENHEIM CRESCENT

NOTTING HILL
LONDON · W11 2EQ





THE FINAL HOUSE

Awaiting a reincarnation.

A PRIVATE ADDRESS
IN A SPECIAL SETTING

An original, reimagined.

A period Notting Hill façade, captured in a colourful watercolour study and seen from a new perspective.



WATERCOLOUR VICTORIAN TOWNHOUSE FAÇADE

An illustrative rendering of the supplied exterior photograph.





01 / THE OPPORTUNITY

A history to honour. A future to create.

Set within a distinguished Victorian terrace in the Ladbroke Conservation Area, this unlisted home extends across five floors and has remained in the same family for 60 years. It offers an unusual opportunity for a complete restoration with the Lower Ground Floor having been opened up and the Top Floor fully converted.

INTERIOR AREA

3,109 sq ft

ACCOMMODATION

Five floors

TENURE

Freehold

Approximate internal area excludes loft spaces where applicable. See plans and notes.

Period detail. Endless potential.

Generous proportions, original features and luminous rooms make a compelling starting point for sensitive restoration.





LOWER LEVEL / KITCHEN LIVING (CGI RENDER)



UPPER LEVEL / MODERN POTENTIAL (CGI RENDER)



03 / GARDENS & NEIGHBOURHOOD

A quieter side of Notting Hill.

A range of superbly proportioned rooms awaiting the creative eye of its new custodians. Opening out at the Lower Ground Floor to a 45' private garden with direct access onto the revered Blenheim & Elgin Gardens, a private 3-acre oasis in the heart of Notting Hill. Scope exists at the rear of the property for a private terrace and further rear additions, subject to the necessary consents.



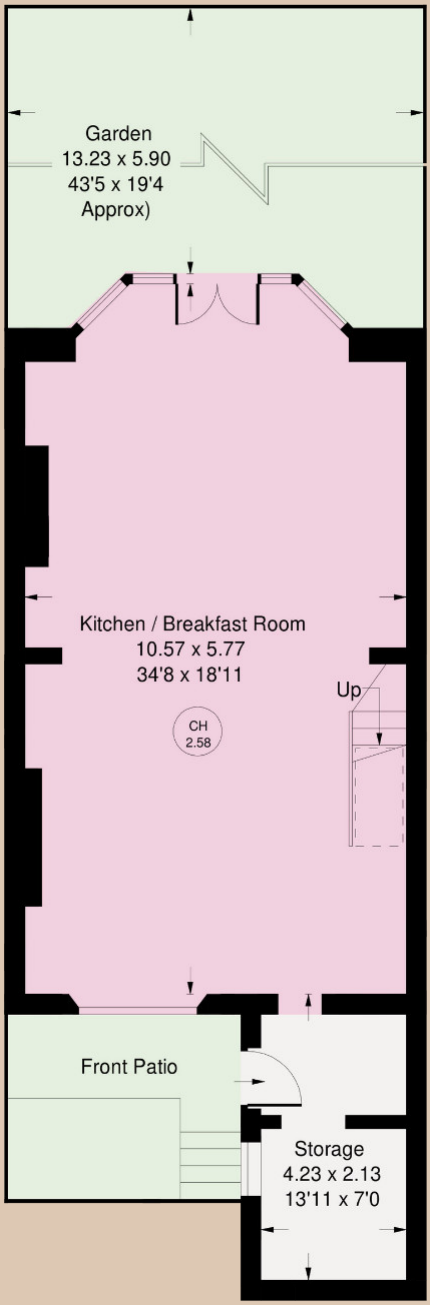
PASTEL HOUSES: NOTTING HILL

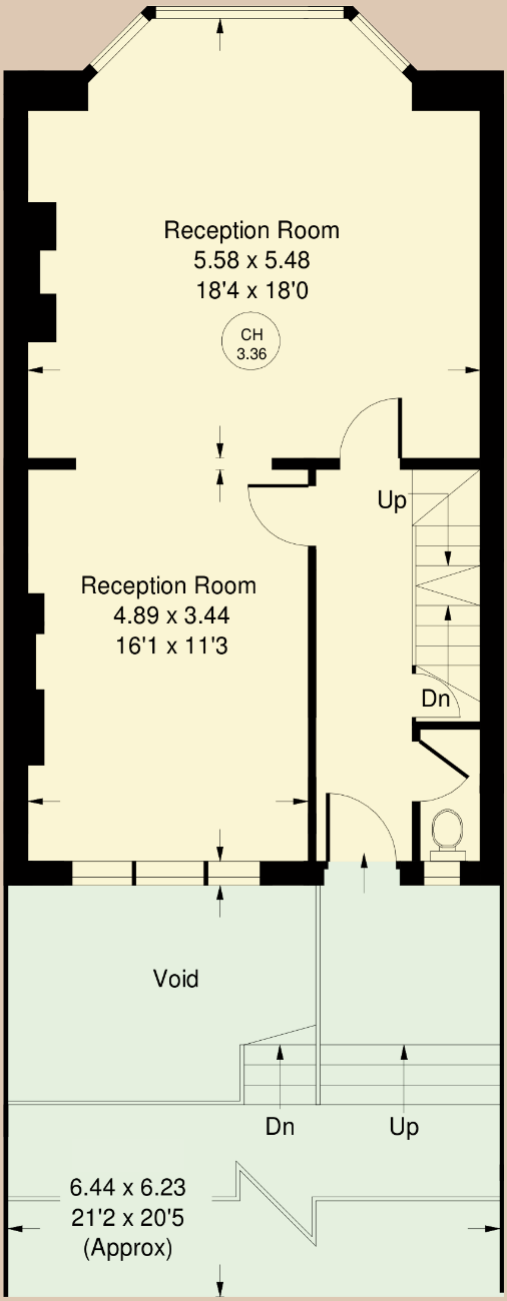


ELECTRIC CINEMA: PORTOBELLO ROAD

The art of living well.

A flexible sequence of garden rooms, reception space and outdoor areas on the two lower floors.





LOWER GROUND FLOOR

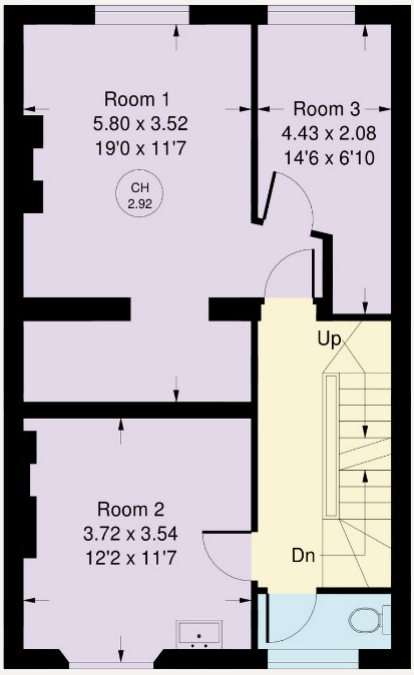
Garden access · Kitchen / Breakfast · Storage· Front Patio

RAISED GROUND FLOOR

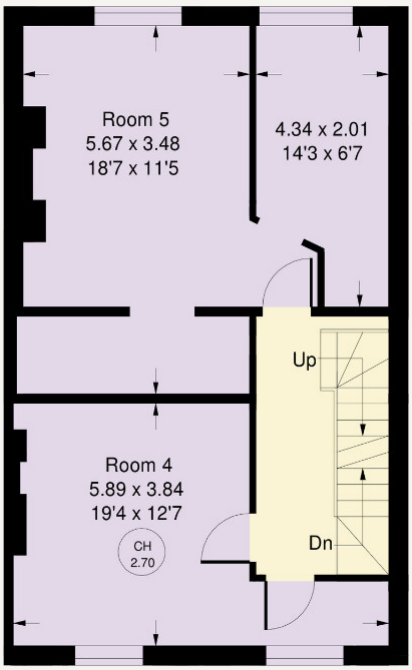
Reception rooms · Garden-facing position

Space, on every level.

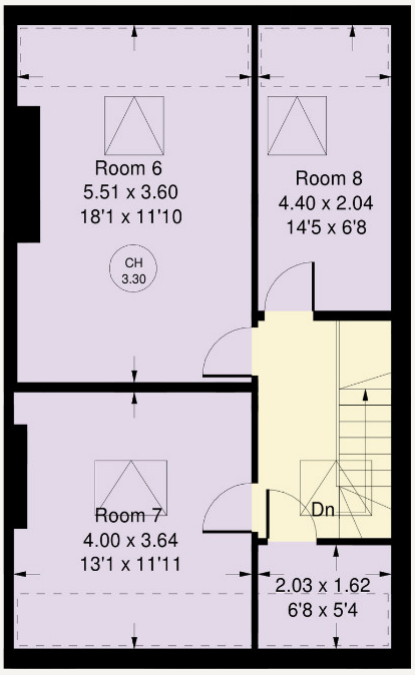
The first, second and third floors, offer scope for considered reconfiguration, subject to the required consents.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA

3,109 sq ft

EXCLUDING ANY LOFT AREAS

LOCAL AUTHORITY	The Royal Borough of Kensington & Chelsea
COUNCIL TAX	Band H
EPC RATING	G
TUBE STATIONS	Notting Hill (Circle Line) & Ladbroke Grove (Circle / Hammersmith & City Lines)

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An address with a story. And a future to define.



CGI RENDER

NOTTING HILL

97 Blenheim Crescent

London W11 2EQ

GUIDE PRICE £6,000,000

TENURE FREEHOLD

CONSERVATION AREA LADBROKE

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