

# AUCOOT



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ADDRESS

Norland Square, Notting Hill, London, W11

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PRICE

£1,250,000

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DESIGNER

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## INFORMATION

Tucked in the heart of the highly sought-after Norland Square, this charming one-bedroom raised ground floor period conversion with direct access to a rear private garden offers a unique blend of historic elegance and contemporary comfort. With classic period features throughout and a thoughtfully designed oak wood shaker kitchen, this home is both sophisticated and welcoming, offering a rare opportunity to live in one of West London's most desirable garden squares.

The front room overlooks the private residents' garden square, an enviable green space surrounded by Victorian architecture that offers a peaceful retreat from the bustle of the city. The tranquil atmosphere of the square, with its mature trees, lush flowerbeds, and green lawns, is exclusive to residents and forms the perfect backdrop to the home.

Next door, the double bedroom is a serene sanctuary, enjoying views of the rear garden. The peaceful atmosphere of the square extends here, offering a restful space to unwind.

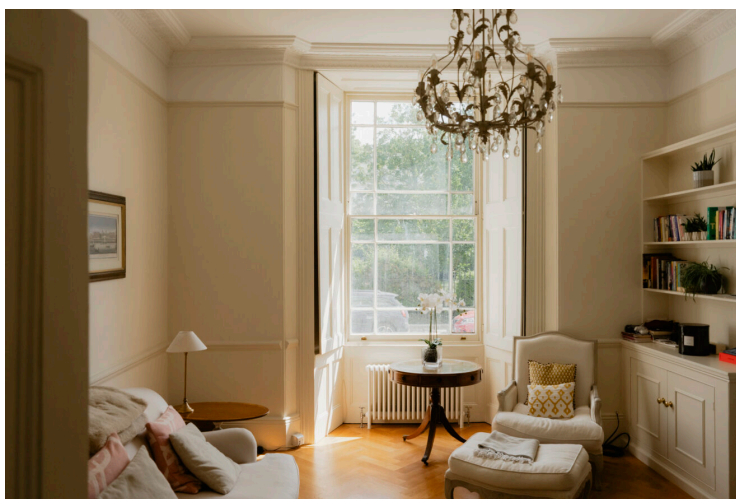
To the rear, the spacious kitchen-diner is rarely seen in a one bedroom home. The oak wood shaker kitchen is both practical and stylish, ideal for everyday meals or intimate gatherings. Most notably, the kitchen has direct access to a rare private garden, offering a secluded private outdoor space for alfresco dining or quiet moments of reflection, an exceptional addition to life on this square.

With its period charm, private garden, and proximity to the exclusive residents' garden at the centre of Norland Square, this home offers not just a property but a lifestyle. Norland Square's rich history, tree-lined paths, and sense of community make it one of the most coveted locations in Notting Hill, a perfect place to call home.

The square itself, surrounded by stunning Victorian architecture, was originally developed in the 1840s to 1850s and has since become a quiet oasis. The lush, tree-lined residents' garden at the heart of Norland Square serves as a sanctuary for its residents, providing a rare and treasured private space. This beautifully maintained garden is exclusive to those living on the square, offering a peaceful green retreat with mature trees, well-kept flowerbeds, and a sense of tranquility that transports you far from the busy streets of London.

A true sense of community thrives here, with neighbours often meeting to relax, share a chat, or enjoy the outdoors. Whether it's sipping coffee in the morning, reading a book in the afternoon, or taking in the evening sunset, the garden becomes an extension of home. It's a place to unwind, reconnect with nature, and embrace the changing seasons.

For those with a more active disposition, the square boasts tennis courts—an enviable feature for the area, providing an





opportunity for friendly competition or a casual match in the heart of Notting Hill.

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EPC

TBC

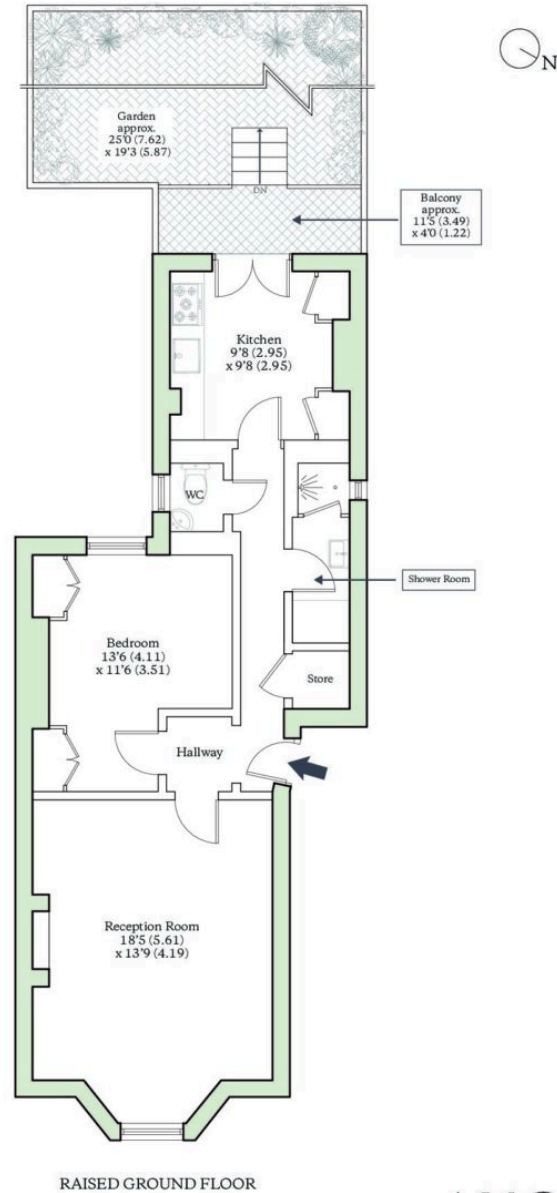
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## NORLAND SQUARE, LONDON, W11

Approximate Internal Area = 651.3 sq ft / 60.5 sq m  
Approximate External Area = 528.5 sq ft / 49.1 sq m

For identification only - Not to scale



**AUCOOT**  
RICS Property Measurements Standard

