

# \$4,799,000 - 2618 Nottingham Avenue, Los Angeles

MLS® #SR24208782

**\$4,799,000**

4 Bedroom, 5.00 Bathroom, 3,938 sqft

Residential on 0 Acres

N/A, Los Angeles,

Well appointed, very private and updated 1926 Spanish Colonial Revival has it's own star-studded history of ownership such as Colin Farrell, Tim Curry and the original Nottingham family themselves. With full views of downtown, this home sits just below the Griffith Observatory.

This home is designed to impress as soon as you step inside - from the beautifully handcrafted stain glass masterpieces, to the wood beam ceilings, vintage Spanish chandeliers and wrought iron casement windows. In addition to the almost 4,000 square feet of living space, there are many private, covered balconies and patios to relax in and enjoy our SoCal climate.

This beautifully restored home can be found on the Hollywood list of historical homes, but don't be fooled- Many modern amenities await you here. On the street level is the primary suite with 2 private viewing decks and walk-in closet. As with all 5 bathrooms in the house, the primary bath is both grand and elegant. A second full bedroom and luxurious bath complete this level. At the lower level, work from the ensuite home office/bedroom within reach of a private kitchen entrance. The kitchen is well equipped with Viking appliances, limestone counters, water purification system and pantry. The living room has a large covered patio perfect for opening the french doors and extending the



party outside. Speaking of outside, you will love the full suite right off the pool deck, perfect for overnighters, an exercise room or even a poker gaming room! The house is wired for state of the art security, internet and surround sound with speakers throughout. In addition, there is also space outside dedicated and pre-plumbed for the outdoor kitchen of your dreams.

The evergreen and olive trees lining the rear of the home provide seclusion for your elysian oasis yet offer ample open space for entertaining. There you will find a sparkling infinity pebble-tec pool, fountain, in ground spa and THREE outdoor natural gas fireplaces.

There is even a dry-sauna and a personal ice-bath. This tranquil backyard is truly an entertainers dream, with the space you need to host your most formal event!

Recent improvements have been made to the home with the upmost care in preserving the authenticity of the period. In addition, a clear pest report was issued last year.

Don't miss this chance to own a part of Hollywood history designed exclusively by the famous architect W.C. Tanner.

Built in 1926

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | SR24208782  |
| Price          | \$4,799,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,938       |
| Acres          | 0.27        |
| Year Built     | 1926        |
| Type           | Residential |

|                |                                  |
|----------------|----------------------------------|
| Sub-Type       | Single Family Residence          |
| Style          | Colonial, Mediterranean, Spanish |
| Status         | Closed                           |
| Listing Agent  | Suzanne Hohsfield                |
| Listing Office | Hohsfield Real Estate            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2618 Nottingham Avenue |
| Area        | 637 - Los Feliz        |
| Subdivision | N/A                    |
| City        | Los Angeles            |
| County      | Los Angeles            |
| Zip Code    | 90027                  |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Water Connected                                    |
| Parking Spaces | 2   |
| Parking        | Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2   |
| Garages        | Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front |
| View           | City Lights, Pool   |
| Has Pool       | Yes   |
| Pool           | Infinity, In Ground, Pebble, Private                                      |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s), Security System           |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Stucco   |
| Exterior Features | Fire Pit   |
| Lot Description   | ZeroToOneUnitAcre, Back Yard, Sprinklers Timer, Drip Irrigation/Bubblers, Landscaped |
| Windows           | Casement Window(s), Drapes, Roller Shields, Stained Glass                            |
| Roof              | Spanish Tile   |
| Construction      | Stucco   |
| Foundation        | Combination  |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Wood   |
| Interior Features | Separate/Formal Dining Room, Balcony, Beamed Ceilings, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Entrance Foyer, High |

|              |   |
|--------------|---|
|              | Ceilings, Living Room Deck Attached, Multiple Staircases, Pantry, Primary Suite, Stone Counters, Storage, Walk-In Closet(s)                                       |
| Appliances   | Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Gas Range, Ice Maker, Range Hood, Water Purifier, Water To Refrigerator |
| Heating      | Central   |
| Cooling      | Central Air   |
| Fireplace    | Yes   |
| Fireplaces   | Gas, Living Room, Masonry, Outside, Wood Burning  |
| # of Stories | 2   |
| Stories      | Two   |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 10th, 2024 |
| Days on Market  | 345                |
| Zoning          | LARE11             |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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