HOLLAND PARK AVENUE
NOTTING HILL W11

THIS BEAUTIFULLY PRESENTED SEMI DETACHED VICTORIAN HOUSE HAS BEEN METICULOUSLY MODERNISED WITH EXCEPTIONAL SKILL AND CARE, WITH NO EXPENSE SPARED.

Set back from the road, behind a private front garden, the property provides elegant and well proportioned rooms with lovely natural light, views and volume. Of particular note is the stunning raised ground floor drawing room with high ceilings, remote controlled working fireplace and French windows and the spectacular kitchen/dining/family room that leads directly onto the garden.

The five bedrooms are all light and bright rooms with excellent space. The house was once the home of the world famous crime writer P D James.

ACCOMMODATION

Entrance hall · Drawing room · Study · Master bedroom with large dressing room and shower room · Four further bedrooms · Bathroom · Two further shower rooms · Kitchen/dining/family room · Utility room · Separate entrance · Front garden and rear garden
Holland Park Avenue sits between Notting Hill to the north and Holland Park and Kensington to the south. Consequently there are a selection of outstanding shops, restaurants and schools close by. Furthermore both Holland Park (Central line) and Notting Hill Gate (Central, District and Circle lines) tube stations are within walking distance of the house. The beautiful open spaces of Holland Park are also just a very short walk from the house.
Viewing: Strictly by appointment with Savills.

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SECOND FLOOR

FIRST FLOOR

UPPER GROUND FLOOR

TOTAL GROSS INTERNAL AREA (APPROX.)
254 Sq m (2,737 Sq ft)
Including Under 1.5m and Vault
244 Sq m (2,631 Sq ft)
Excluding Under 1.5m and Vault

GARDEN FLOOR

TERMS
Local Authority: Royal Borough of Kensington & Chelsea
Price on Application
Freehold

Savills Kensington
145 Kensington Church Street
London W8 4BN
kensington@savills.com
020 7535 3300
savills.co.uk