



A SUBSTANTIAL AND BRIGHT FIVE BEDROOM HOUSE WITH PRIVATE LANDSCAPED GARDEN

PORTLAND ROAD, HOLLAND PARK, LONDON, W11

Unfurnished, £2,350 pw (£10,183.33 pcm) + fees and other charges apply.*

Available Now



A SUBSTANTIAL AND BRIGHT FIVE BEDROOM HOUSE WITH PRIVATE LANDSCAPED

PORTLAND ROAD

HOLLAND PARK, LONDON, W11

£2,350 pw (£10,183.33 pcm) Unfurnished

• Five bedrooms • Two reception rooms • Three
bathrooms • Kitchen • Garden • Wine cellar

• EPC Rating = E • Council Tax = H

Situation

Portland Road is just off Holland Park Avenue and runs parallel with Clarendon Road. Holland Park Underground station is 0.2 miles from the house providing access to the Central Line.

Description

A substantial and bright five bedroom house with private landscaped garden. The house offers a spacious double reception room with high ceilings, a large kitchen and family room, a master bedroom with a dressing area and en-suite bathroom, three further double bedrooms, a single bedroom, study and two additional bathrooms. The property further benefits from a wine cellar and offers ample storage.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

FLOORPLANS

Gross internal area: 2576 sq ft, 239.3 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531LRNO

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