



AN IMPOSING FREEHOLD HOUSE IN NEED OF MODERNISATION MOMENTS FROM HOLLAND PARK

HOLLAND PARK AVENUE
LONDON, W11

Guide Price £3,500,000 - Freehold

savills

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2 reception rooms • 8 bedrooms • 8 bathrooms • Development opportunity • Potential to extend (subject to planning) • Moments from Holland Park tube • Mixed use for bed and breakfast • 3468 sq ft

Description

A fantastic opportunity to purchase a freehold house in need of complete refurbishment in the heart of Holland Park. The property has mixed use and was granted a certificate of lawfulness in 2005 permitting the first and second floors to be used as a Bed and Breakfast making it an ideal investment or could be converted back to a family house subject to planning.

Set back from the road behind a private front garden, the property provides well-proportioned rooms with lovely natural light. Of particular note is the stunning raised ground floor drawing room with high ceilings, imposing fireplace and floor to ceiling French windows leading to the garden via a small terrace. The property further comprises eight bedrooms, eight bath/shower rooms (three en suite), two reception rooms, loft storage and a private garden.

Situation

Holland Park Avenue sits between Notting Hill to the north and Holland Park and Kensington to the south, consequently the benefits of all three areas in terms of schools, restaurants, transport facilities and shopping are within easy reach of the house. Holland Park (Central line) and Notting Hill tubes (Central, District, Circle lines) are both close by. Furthermore the beautiful open spaces of Holland Park are a very short walk from the house as well.

Tenure

Freehold

Local authority

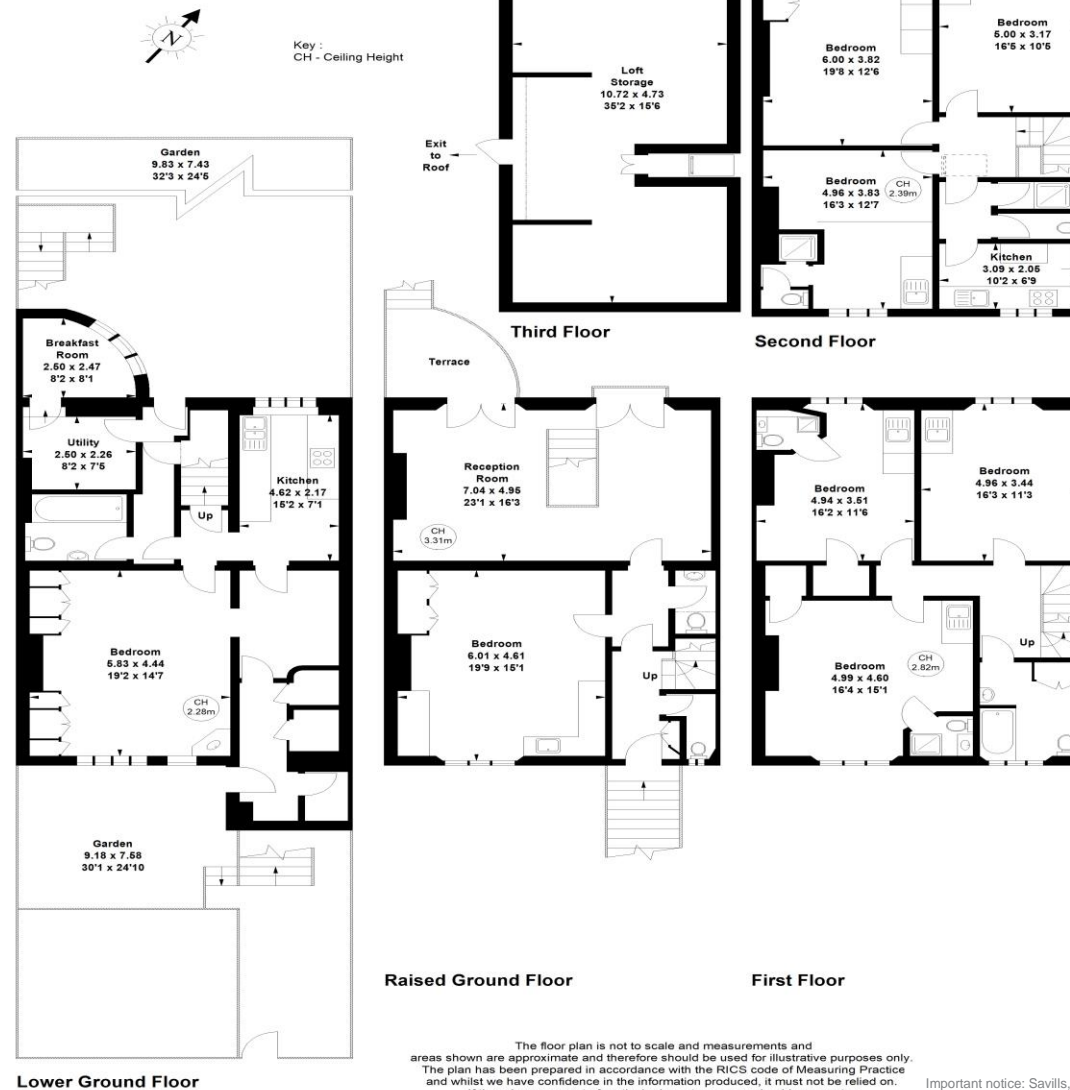
Royal Borough of Kensington & Chelsea

Viewing

Strictly by appointment with Savills.

Holland Park Avenue, W11

Approximate gross internal area
370.49 sq m / 3988 sq ft
(Including Loft Storage)
Loft Storage
48.31 sq m / 520 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

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