AN IMPOSING FREEHOLD HOUSE IN NEED OF MODERNISATION MOMENTS FROM HOLLAND PARK
HOLLAND PARK AVENUE
LONDON, W11
Guide Price £3,500,000 - Freehold
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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.