

HOLLAND PARK AVENUE

LONDON W11





AT OVER 26' WIDE, THIS GRADE II LISTED LOW BUILD HOUSE HAS VERY IMPRESSIVE PROPORTIONS THROUGHOUT.

Over only 4 floors with a great balance of entertaining/living space and bedrooms, this is an ideal home for a small or large family. The house is now in need of some updating and with planning permission for a basement under the conservatory and part of the garden, an incoming purchaser can really create their dream home.

SITUATION

Located on the section of Holland Park Avenue between Ladbroke Grove and Lansdowne Road, the property is brilliantly positioned for the excellent nearby shops and restaurants, as well as easy access to the charming green spaces of Holland Park.

Holland Park underground station (Central line) is also nearby.

ACCOMMODATION

3 Reception Rooms • 6 Bedrooms • 3 Bathrooms
• Utility room • 2 Guest cloakrooms • Conservatory
• Terrace • Front & rear garden

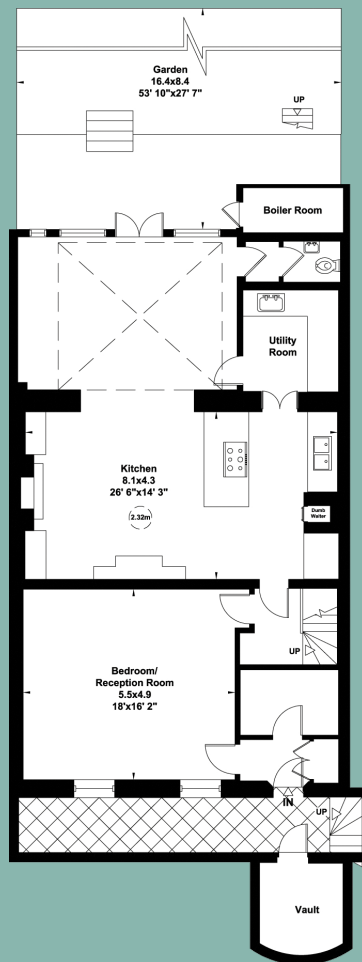
Planning permission was granted in 2016 for a basement extension under the conservatory and part rear garden. Royal Borough of Kensington & Chelsea planning ref: PP/16/02815.

TERMS

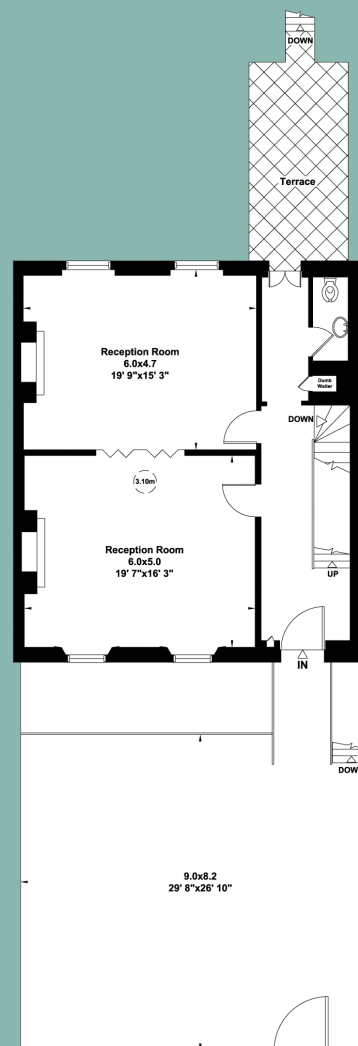
Local authority - Royal Borough of Kensington & Chelsea
Tenure - Freehold



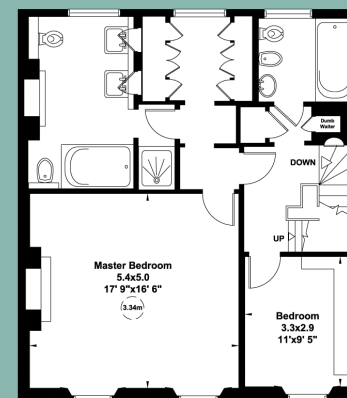




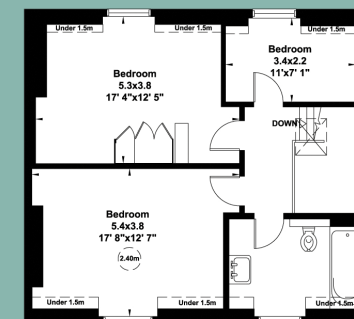
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

3,764 SQ FT / 350 SQ M INCLUDING BOILER ROOM, VAULT AND UNDER 1.5M

3,648 SQ FT / 339 SQ M EXCLUDING BOILER ROOM, VAULT AND UNDER 1.5M



Viewing: Strictly by appointment with Savills.

Important notice

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