



**A CHARMING DOUBLE-FRONTED COTTAGE WITH PLANNING PERMISSION IN PLACE.**

QUEENSDALE WALK  
LONDON

**Guide Price £1,800,000 - Freehold**





# A CHARMING DOUBLE-FRONTED COTTAGE WITH PLANNING PERMISSION IN PLACE.

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LONDON, W11

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1 Reception room • 2 Double bedrooms • 2 Bathrooms • Planning permission in place to increase the size to circa 1650 sq ft • Charming cul-de-sac • Chain free • Garden approximately 33ft

## Description

A charming two bedroom period cottage with a private garden located in one of Holland Park's prettiest and quietest enclaves. This delightful freehold property positioned in one of the area's most sought after locations is brought to the market with the rare benefit of approved planning permission to increase the size to approximately 1650 sq ft. The accommodation briefly comprises two double bedrooms, one with a large en suite and the other served by the family bathroom on the first floor. On the ground floor well-appointed kitchen with separate utility space, a good sized reception leading into the private 33 ft garden

## Situation

Queensdale Walk is wonderfully located for the many local amenities of Holland Park Avenue and the open spaces of Holland Park itself, while the shops, bars and restaurants of Notting Hill, Westfield and Ladbroke Grove are all a short walk away

## Tenure

Freehold

## Local authority

Royal Borough of Kensington & Chelsea

## Viewing

Strictly by appointment with Savills

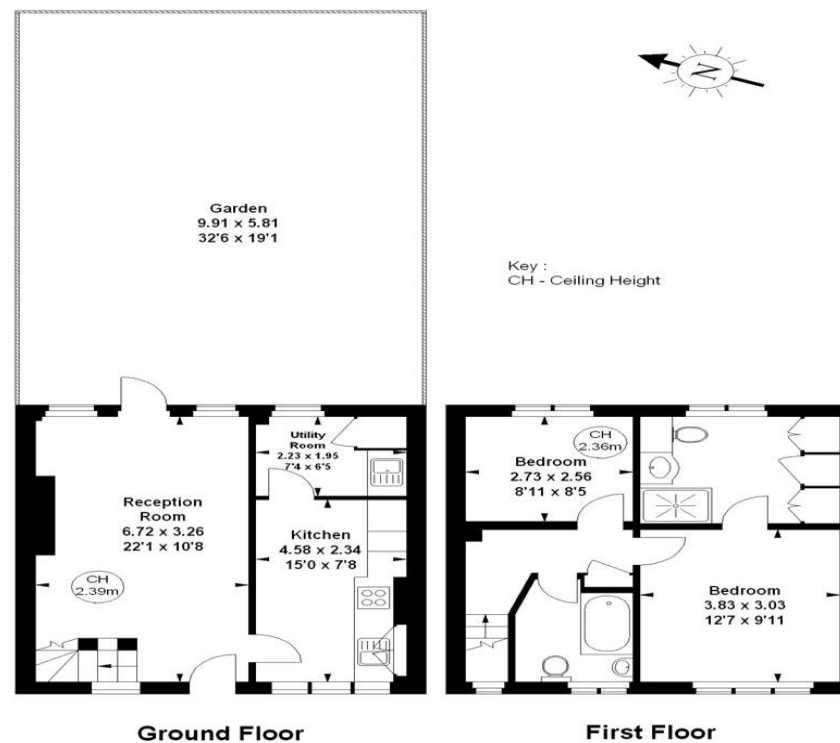




## Queensdale Walk, W11

Approximate gross internal area

76.18 sq m / 820 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC