

SIRDAR ROAD, W11

OFFERS OVER £1,400,000 FREEHOLD

Winkworth







SIRDAR ROAD, W11

A substantial and beautifully proportioned family home offering three double bedrooms, two bathrooms, an additional guest WC, generous living accommodation and a private paved rear garden with the added benefit of a separate outhouse. Situated on a peaceful tree-lined street in the heart of W11, this exceptional property provides the perfect balance of space, style and future potential.

The property features a wonderful open-plan living and entertaining space, creating a bright and sociable heart to the home. To the rear, the principal bedroom enjoys a peaceful outlook over the garden and benefits from its own en-suite bathroom. There are two further well-proportioned double bedrooms, all offering excellent accommodation, which are served by a contemporary family bathroom.

A particular feature of the property is the scope to further enhance and extend the accommodation. There is an unconverted loft which, subject to the usual planning permissions and building regulations, could be transformed to provide additional bedrooms and a further bathroom. The kitchen also offers potential to extend into the side return, creating an even larger kitchen and entertaining space, again subject to the necessary consents.

The paved rear garden provides a low-maintenance outdoor retreat, whilst the detached outhouse offers excellent flexibility as a home office, studio, gym or additional storage.

Sirdar Road is a highly sought-after residential street, ideally positioned within easy walking distance of London Underground, providing access via the Circle, Hammersmith & City and Central lines. The wide open spaces of Holland Park are nearby, as are the renowned boutiques, cafés, restaurants and vibrant atmosphere of Portobello Road Market and the surrounding Notting Hill neighbourhood.







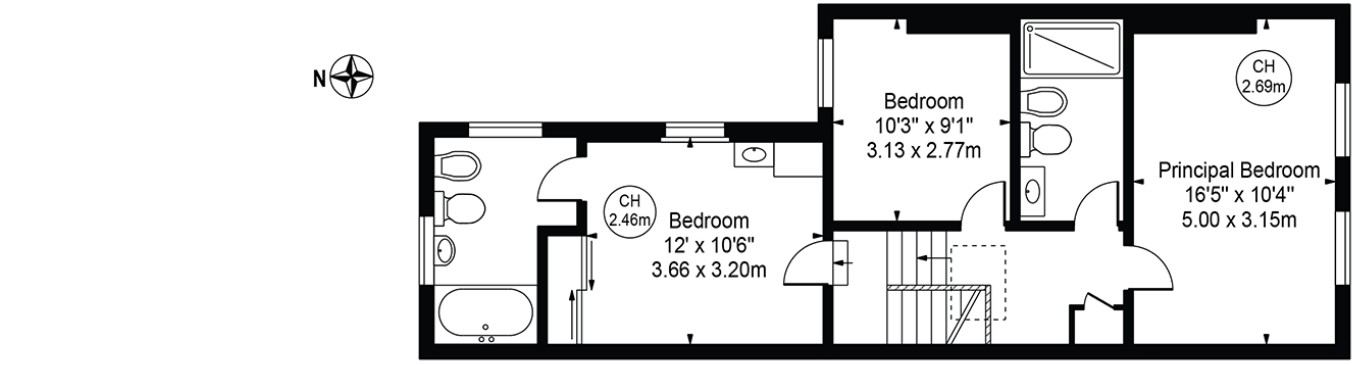


Sirdar Road

Approx. Gross Internal Area 1264 Sq Ft - 117.43 Sq M

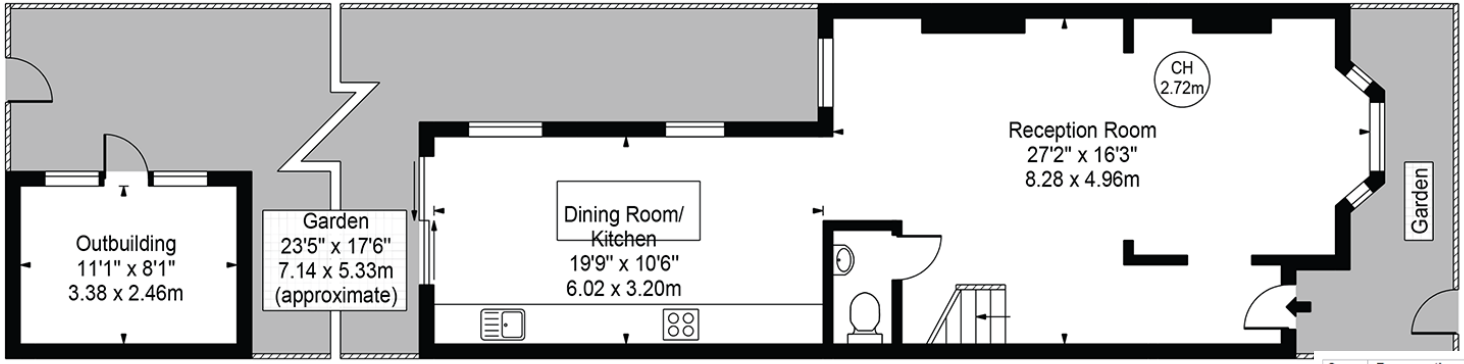
(Excluding Outbuilding)

Approx. Gross Internal Area Of Outbuilding 89 Sq Ft - 8.31 Sq M



First Floor

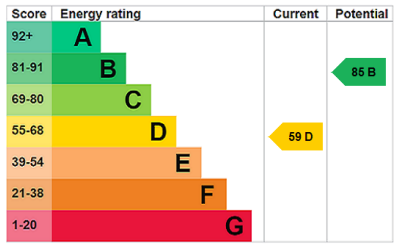
(633 Sq Ft - 58.81 Sq M)



Ground Floor

(631 Sq Ft - 58.62 Sq M)

For Illustration Purposes Only - Not To Scale



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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