



Sirdar Road, W11

£1,200,000 *Freehold*

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A substantial three/four-bedroom freehold house, offered to the market chain free, with excellent scope to modernise and create a wonderful family home. Arranged over two floors and extending to approximately 1,394 sq ft, the property offers generous proportions, a private rear garden and the opportunity to adapt the accommodation to suit a buyer's own requirements. Currently arranged with an unconventional layout, the ground floor comprises a spacious principal bedroom with a bay window, a further double bedroom, a bedroom/study, a family bathroom and

KEY FEATURES

- Freehold house
- Offered chain free
- Three/four double bedrooms
- Approximately 1,394 sq ft over two floors
- In need of modernisation throughout
- Scope to reconfigure into a traditional family layout
- Private rear garden



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a separate WC. The first floor provides a bright reception room, a generous kitchen/dining room and a further double bedroom.

The house would benefit from modernisation throughout, offering an exciting opportunity to refurbish and reconfigure the existing space, including the possibility of returning the living accommodation to the ground floor to create a more traditional family layout. An unconverted loft offers further potential to increase the accommodation, subject to the necessary planning permissions and building regulations. The private rear garden provides ample space for outdoor dining and planting, with a separate front garden setting the house back from the street.

Sirdar Road is a residential address in North Kensington, well placed for the shops, cafés and restaurants of Holland Park, Notting Hill and Portobello Road. The open spaces of Holland Park are nearby, with access to the Central, Circle and Hammersmith & City lines available from stations in the surrounding area.





MATERIAL INFO

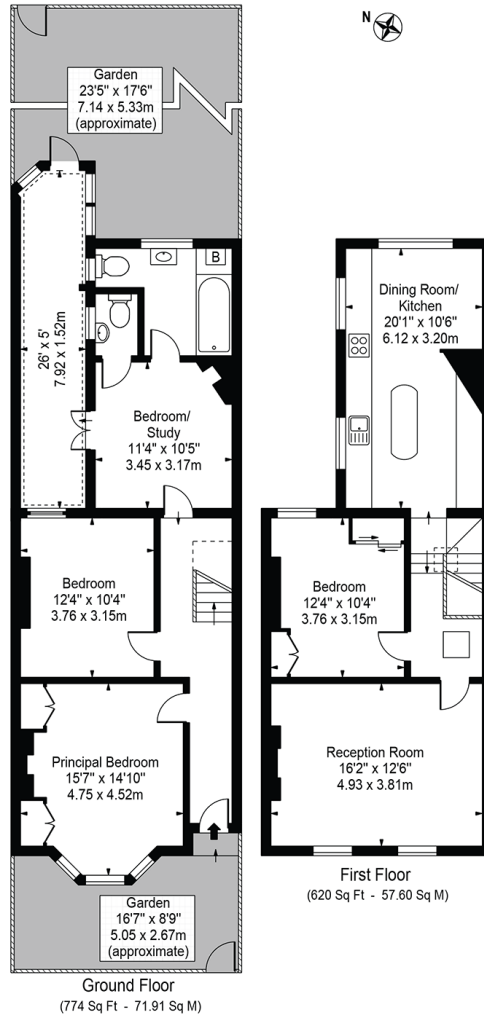
Tenure: Freehold

Council Tax Band: RBKC Band E

EPC rating: D

Sirdar Road

Approx. Gross Internal Area 1394 Sq Ft - 129.51 Sq M



For Illustration Purposes Only - Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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