



Holland Park Avenue, W11

£4,275,000 *Freehold*

7 3 2

A VERY RARE AND WIDE BUILT, UNMODERNISED FREEHOLD
HOUSE, EXTENDING TO OVER 3,500SQ.FT WITH A CIRCA.
100FT REAR GARDEN.



Notting Hill Sales

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A rare opportunity to acquire a wide freehold house requiring complete modernisation, ideally located between Holland Park and Notting Hill. Extending to approximately 3,537 sq. ft., this grand residence offers elegant reception rooms and generously sized bedrooms.

To the rear, a long garden measuring just under 100 ft features mature trees and shrubs. Many original period features remain intact, including cornicing, ceiling roses, and sash windows, preserving the home's historic character. There is further potential to extend to the rear, subject to the necessary permissions and listed building consent as the property is Grade II listed.

Ideally located on Holland Park Avenue which runs from Notting Hill to Shepherds Bush, this property is a short walk to the Holland Park Tube station on the Central Line, and the local shops and restaurants of the area as well as a short Stroll from Holland Park and Kensington Gardens

MATERIAL INFO

Tenure: Freehold

Council Tax Band: H (RBKC)

EPC rating: To be confirmed



HOLLAND PARK AVENUE, W11

APPROXIMATE GROSS INTERNAL AREA

3537 Ft² - 328.67 M²

(INCLUDING EXTERNAL SHEDS)

EXTERNAL SHEDS : 97 Ft² - 8.99 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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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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