



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
0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



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



Winkworth

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



<https://www.winkworth.co.uk/sale/property/NHS210222>

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.

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.