ABBOTSBURY ROAD, W14
£3,475,000 FREEHOLD

A NEWLY REFURBISHED AND BEAUTIFULLY PRESENTED FOUR BEDROOM TERRACED HOUSE WITH OFF STREET PARKING AND A WEST FACING REAR GARDEN.

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for every step...

DESCRIPTION:

A newly refurbished and beautifully presented four bedroom terraced house with off street parking and a west facing rear garden. Accommodation consists of a reception room overlooking Holland Park, media room, kitchen/dining room with wall of sliding glass doors overlooking the landscaped garden. The principal bedroom is on the first floor and has a luxurious en suite bathroom. The three further bedrooms are served by a modern en suite shower room and a further shower room with a skylight.

Abbotsbury Road is located within The Royal Borough of Kensington & Chelsea and overlooks the verdant Holland Park. The extensive range of shops, restaurants and transport facilities on Holland Park Avenue are within easy walking distance as are the extensive retail options at Westfield Shopping Centre, Notting Hill and Kensington High Street.

ACCOMMODATION:

Entrance Hall | Reception Room | Media Room | Kitchen/Dining Room | Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Bedroom 4/Study | En Suite Shower Room | Further Shower Room | Guest Cloakroom | Off Street Parking | West Facing Rear Garden
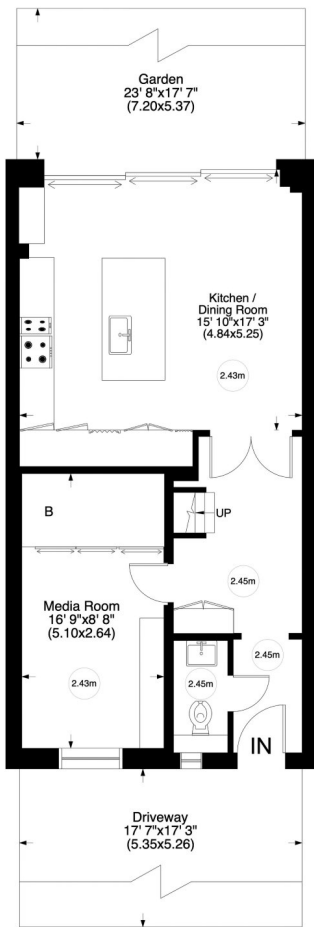
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Holland Park (Central Line)
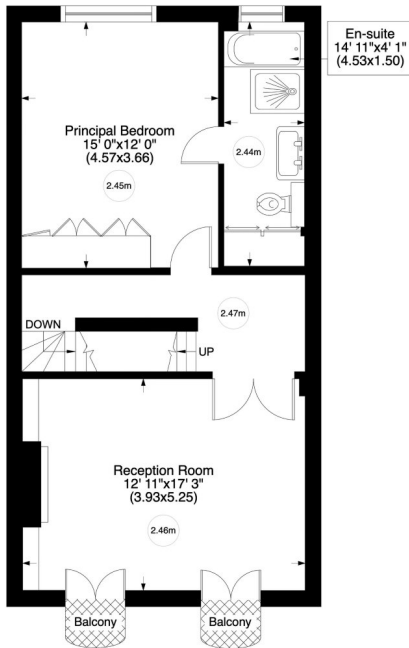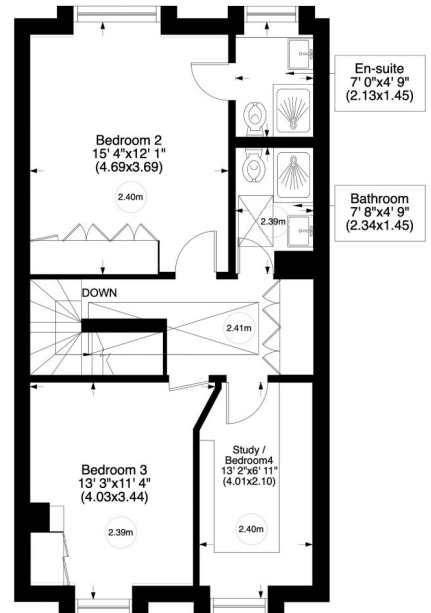Kensington Olympia (District Line & Overground)

Abbotsbury Road W14
Gross internal area (approx.)
169 Sq m (1822 Sq ft) Including under 1.5m
For identification only, Not to Scale
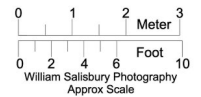Produced for and copyrighted, to Winkworth ©

Garden
23' 8"x17' 7"
(7.20x5.37)

Kitchen / Dining Room
15' 10"x17' 3"
(4.84x5.25)
2.43m

B

UP

Media Room
16' 9"x8' 8"
(5.10x2.64)
2.43m

2.45m

2.45m

IN

Driveway
17' 7"x17' 3"
(5.35x5.26)

Ground Floor - Approx 57 Sq m - 610 Sq ft

En-suite
14' 11"x4' 1"
(4.53x1.50)

Principal Bedroom
15' 0"x12' 0"
(4.57x3.66)
2.45m

2.44m

2.47m

DOWN

UP

Reception Room
12' 11"x17' 3"
(3.93x5.25)
2.46m

Balcony

Balcony

First Floor - Approx 57 Sq m - 610 Sq ft

En-suite
7' 0"x4' 9"
(2.13x1.45)

Bedroom 2
15' 4"x12' 1"
(4.69x3.69)
2.40m

Bathroom
7' 8"x4' 9"
(2.34x1.45)

2.39m

DOWN

2.41m

Bedroom 3
13' 3"x11' 4"
(4.03x3.44)
2.39m

Study / Bedroom4
13' 2"x6' 11"
(4.01x2.10)
2.40m

Second Floor - Approx 56 Sq m - 602 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.
All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

0   1   2   Meter   3
0   2   4   6   Foot   8   10
William Salisbury Photography
Approx Scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council tax band: H

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.