



PORTLAND ROAD, HOLLAND PARK, W11
£3,500,000

Carter Jonas

PORTLAND ROAD, HOLLAND PARK, W11

Beautiful freehold 4 bedroom home with roof terrace on a quiet residential road in Holland Park. EPC rating: D.

A fantastic opportunity to acquire a large freehold house full of period features such as high ceilings and large windows bringing in plentiful natural light. There is scope for modernisation to create a beautiful Holland Park family home. EPC rating: D

This family home is spread across four floors with an easily maintained garden and roof terrace.

On entrance, you are welcomed with a bright and spacious dual reception room, which leads onto a lovely separate sun room ideal for reading a good book or looking onto your picturesque garden.

From here, you head down the spiral staircase. The lower ground floor comprises a large dining area with French doors onto the garden, a beautifully designed family kitchen and a separate utility and WC area.

The first floor comprises the master bedroom with an excellent en-suite bathroom containing an abundance of storage; there is also a separate study situated on the half landing.

Moving up to the second floor, you have a bathroom on this half landing. There are three further bedrooms and additional built in storage.

There is potential to add a solid staircase from this floor in order to access the roof terrace more easily, subject to planning

AMENITIES

- 4 bedrooms
- 3 bathrooms
- 1900 square feet
- Garden

TENURE Freehold

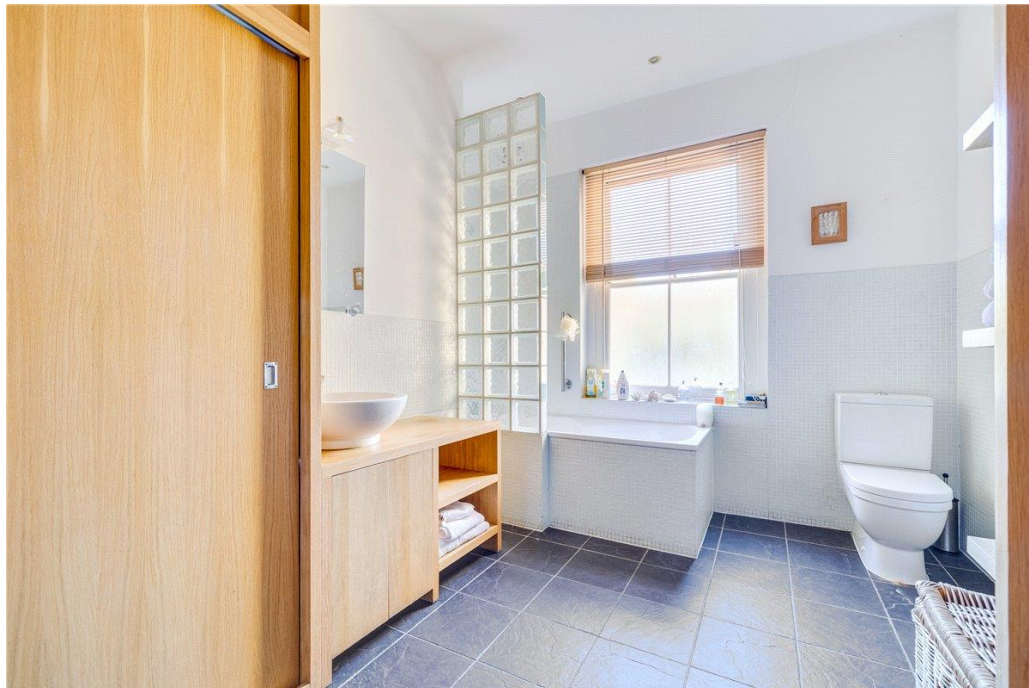
LOCAL AUTHORITY Kensington & Chelsea Borough Council

EPC BAND D

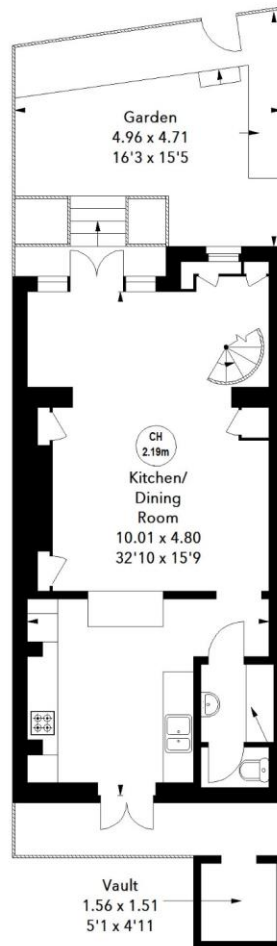
BEAUTIFUL FREEHOLD 4 BEDROOM HOME WITH ROOF TERRACE ON A QUIET RESIDENTIAL ROAD IN HOLLAND PARK. EPC RATING: D.



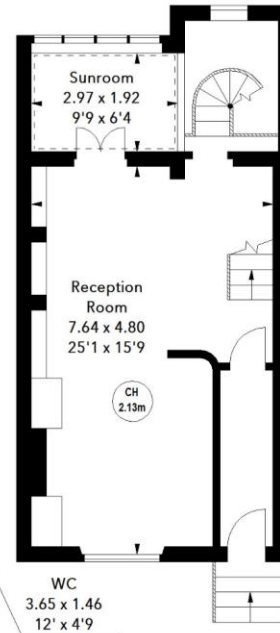
Classification E2 - Business Data



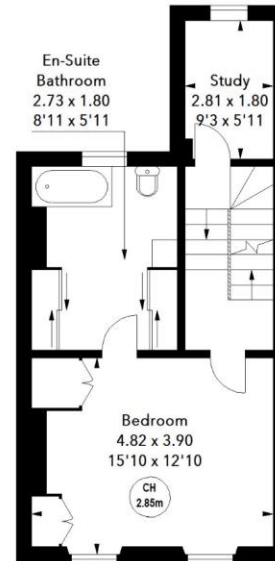
Classification L2 - Business Data



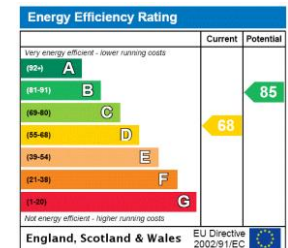
Key :
CH - Ceiling Height



Portland Road, W11
Approximate Area = 182.92 sq m / 1969 sq ft
(Including Vault)
Vault Area = 2.32 sq m / 25 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Kensington & Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data