



# Abbotsbury Road

Holland Park W14



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## Holland Park, W14

AN ARCHITECT DESIGNED HOUSE RE-DEVELOPED TO A HIGH STANDARD.

A fantastic four or five bedroom family house with three reception rooms, a 58ft west facing garden and off-street parking for up to four cars. The house was completely re-designed with architect supervision and extensively refurbished within the last two years and now benefits from a new lower ground floor, which leads out to the garden.

No 127 is at the northern end of Abbotsbury Road, conveniently located for the wonderful local shops, cafe culture and the excellent transport links on Holland Park Avenue and of course the open spaces of Holland Park itself, which is almost opposite. The underground station (Central Line) is within a few minutes' walk, giving direct access to the City and West End.

Accommodation comprises:-

- 2,459 sq ft / 228 sq m
- Reception room with direct access to rear terrace and garden



- Dining room
- Kitchen
- Study with wet room en-suite
- Guest's Cloakroom
- Separate utility room
- Master bedroom with en-suite shower room
- Three further double bedroom suites – each with an en-suite shower room
- Media room with an en-suite shower room
- Rear terrace
- 58' west facing rear garden
- Off-street parking for up to four cars

## Terms

**Tenure** Freehold

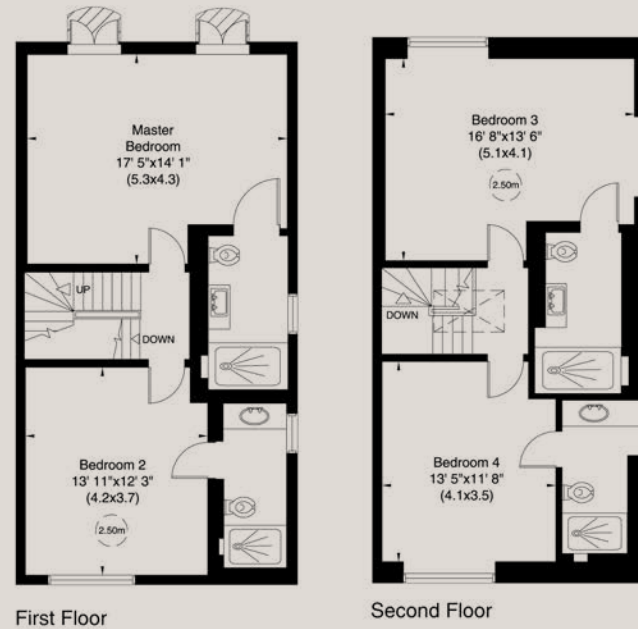
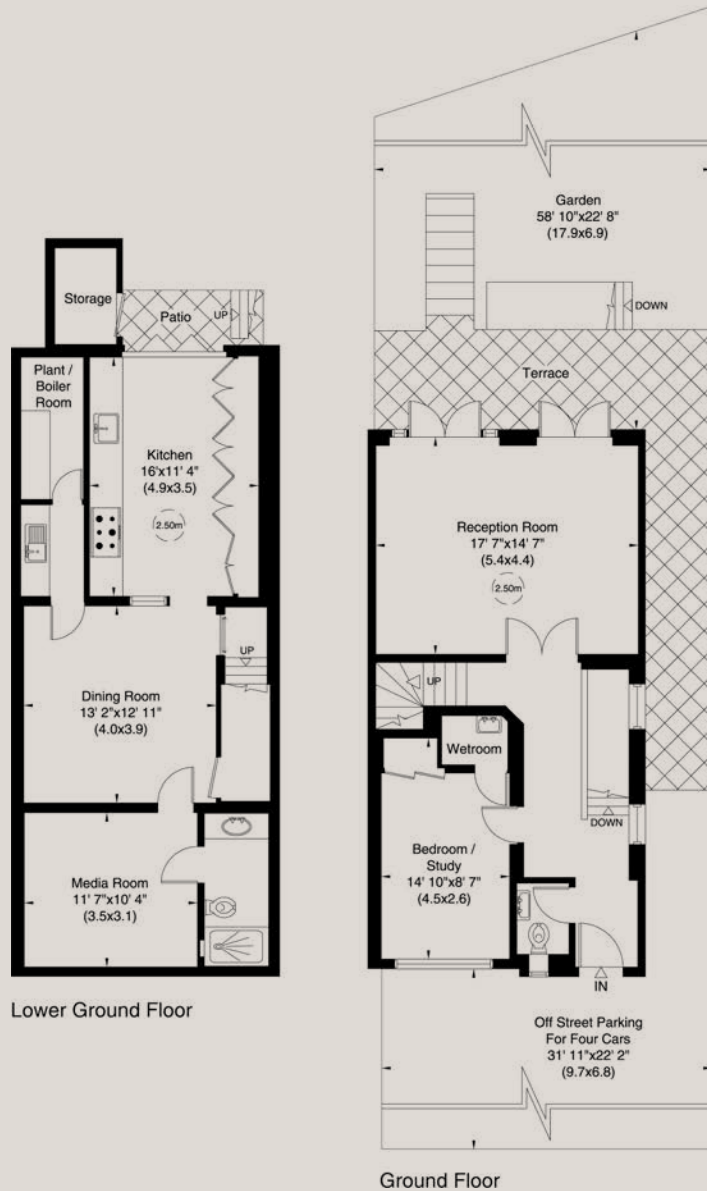
**EPC Rating** E

**Local Authority** The Royal Borough of Kensington and Chelsea

**Price** On Application – Subject to Contract



**Approx. Gross Internal Area**  
2,459 sq ft (228 sq m) Excluding Storage



Amenities comprises:-

- Pressurised water system
- Part air-conditioning
- Part under floor heating
- Gas fired central heating
- Video entryphone system
- Internet cabling to all primary rooms
- TV points in all primary rooms

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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