



ST. ANNS VILLAS

NOTTING HILL W11



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For sale for the first time in 40 years this Grade II listed Tudor-Gothic style house in Holland Park, W11 was built in 1846 and is constructed in red and blue brick with Bath stone window mullions. The house is particularly bright as it has an aspect to the east, south and west and it is well proportioned with generous rooms and excellent ceiling heights. With a good sized south/west facing private garden laid to lawn with mature shrubs and trees, a garden studio and a large coach house this is the perfect family house and presents a blank

canvas as it would now benefit from a full programme of refurbishment.

St Anns Villas runs north from Royal Crescent and it intersects with Queensdale Road. it is convenient for both Holland Park and Shepherds Bush Underground stations along with the over ground and the shopping Centre at Westfield's. It is also a short walk from the shops and cafes on Holland Park Avenue.



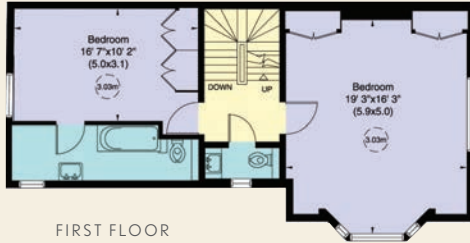
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

TENURE: FREEHOLD
GROSS INTERNAL AREA: 277 SQ M/2,980 SQ FT APPROX.
LOCAL AUTHORITY: THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

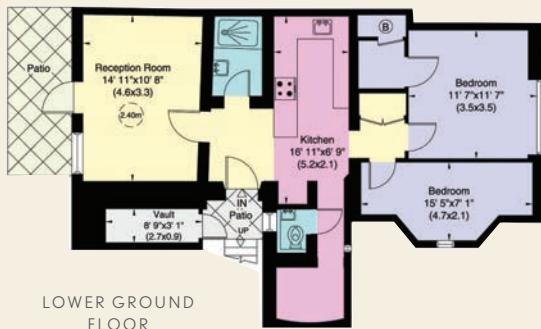
6 BEDROOMS, EN SUITE BATHROOM, 2 SHOWER ROOM, 2 CLOAKROOMS, 2 RECEPTION ROOMS, KITCHEN, STUDIO, BALCONY, 2 PATIOS, GARDEN, SHED, GARAGE.



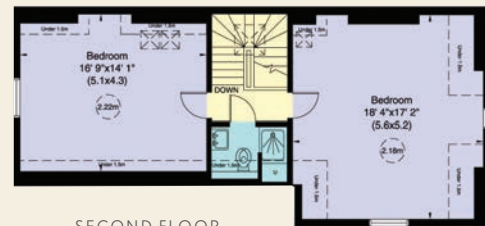
FIRST FLOOR



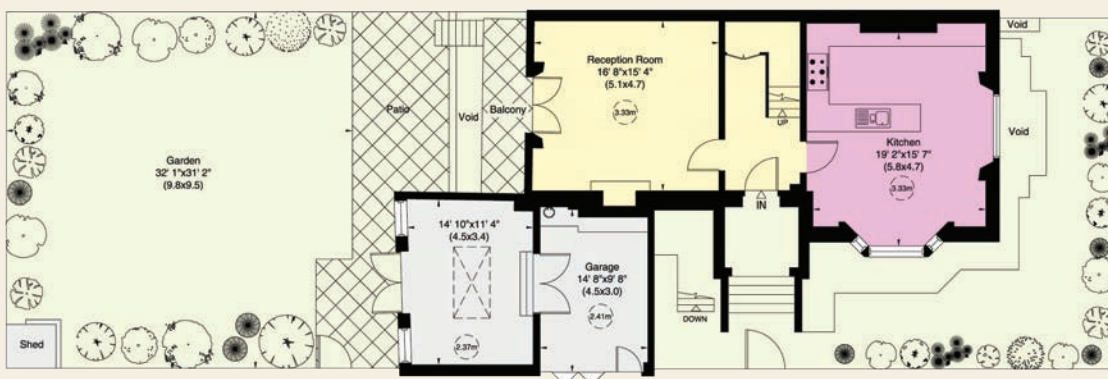
LOFT



LOWER GROUND FLOOR



SECOND FLOOR



UPPER GROUND FLOOR

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