

**Princedale Road**  
Notting Hill, W11

**Dexters**



## About the property

A Victorian freehold house in Holland Park, recently refurbished to an exacting standard. Arranged over four floors with a roof terrace offering 360 degree skyline views across west London.

Entering on the ground floor, the open plan kitchen and dining area has a modern, high specification kitchen and plenty of space for a large dining table. On the first floor is the grand reception room with high ceilings and period features including large sash windows and a fireplace.

The luxurious principal bedroom has an en suite and plenty

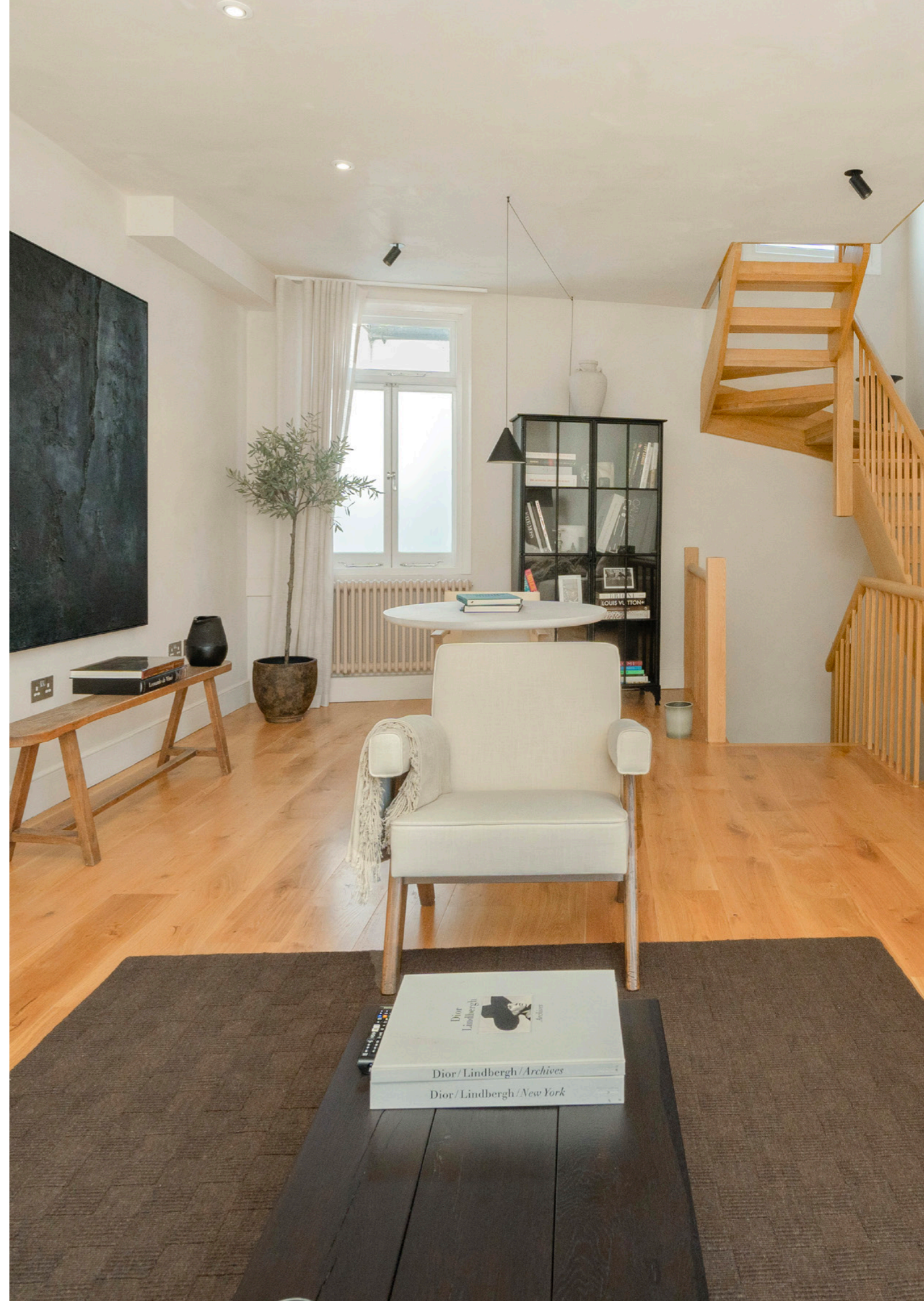
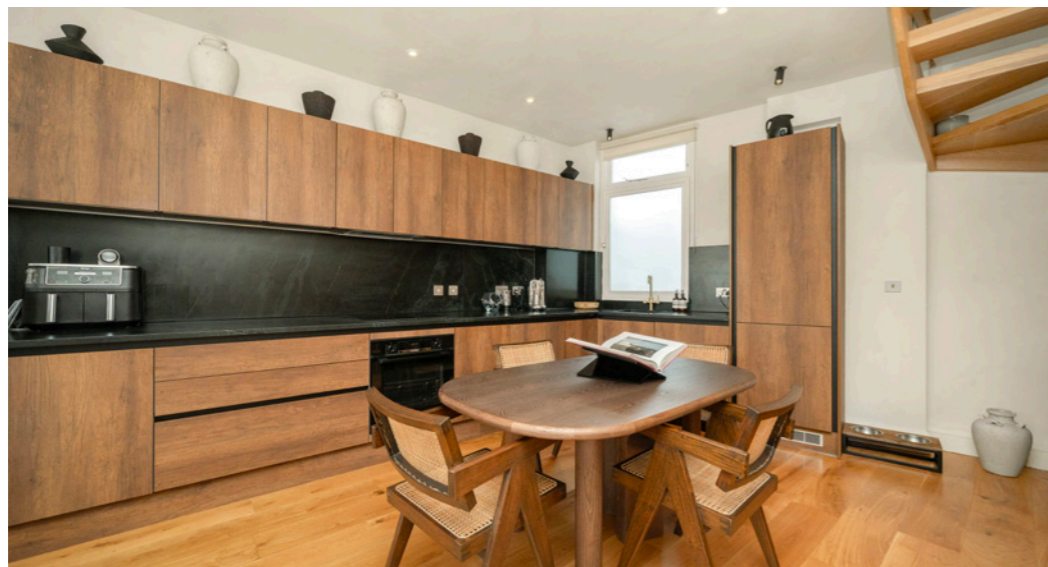
of built-in storage, located on the second floor, with two further bedrooms and a family bathroom on the lower ground floor. The roof terrace spans the full footprint of the property and offers excellent outdoor entertaining opportunities.

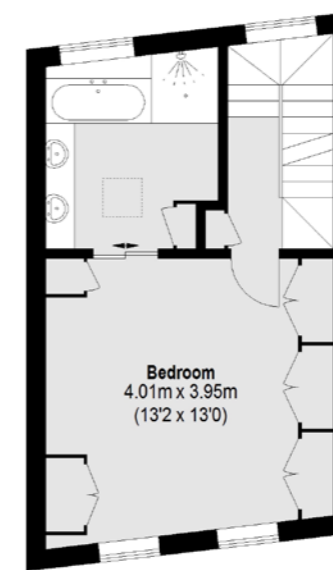
Princedale Road is a prime road ideally located in Holland Park, with easy access to Notting Hill, Kensington and Westfield. Close by are good schools, green spaces, shops, bars and restaurants, as well excellent transport links into the city and beyond.

## Key features

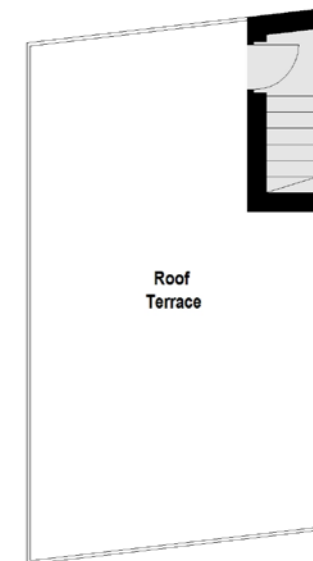
- Freehold House
- Roof Terrace
- Three Bedrooms
- Two Bathrooms
- Recently Refurbished
- Close To Shops & Bars



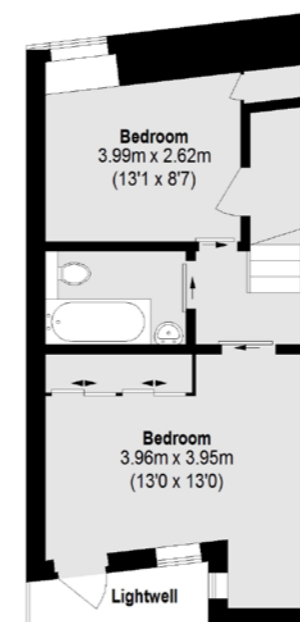




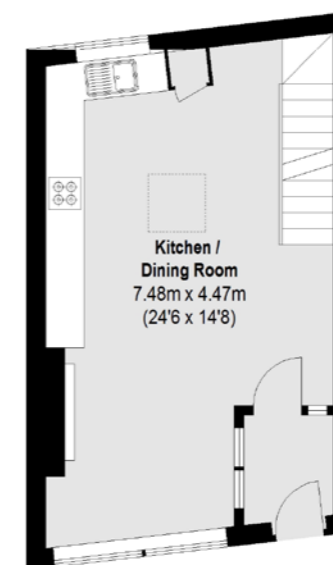
Second Floor



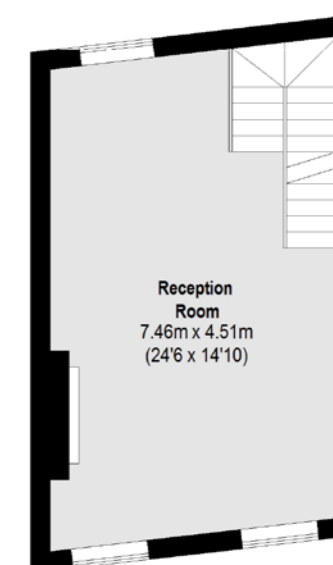
Third Floor



Lower Ground Floor



Ground Floor



First Floor

Total area (approx.): 134.61 sq. m (1448 Sq. ft)  
 Roof Terrace: 33.89 sq. m (365 Sq. ft)

**TOTAL APPROX. FLOOR AREA 1,448 SQ. FT (134.61 SQ. M)**  
**(ROOF TERRACE 365 SQ. FT (33.89 SQ. M))**

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Dexters Westbourne Grove  
120 Westbourne Grove,  
London, W11 2RR  
020 7313 3600

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