

Princedale Road

HOLLAND PARK W11



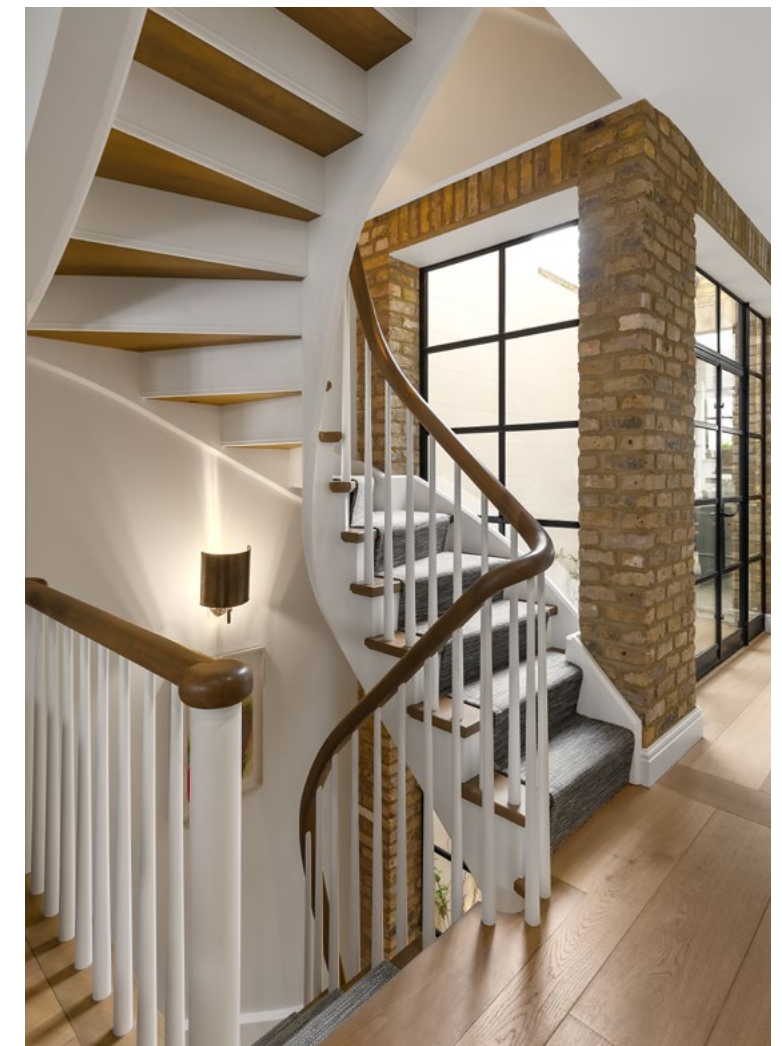
An immaculate townhouse,
situated in the Norland
Conservation area





Princedale Road has been subject to an extensive refurbishment programme, including a full basement extension and the repositioning of the staircase. This exceptional home has high-quality specifications throughout, creating comfortable and considered living. The property is arranged over four floors and offers 2,205 sq ft / 204.87 sq m. The accommodation has been configured with a balance of modern living in mind.

The ground floor has an open-plan arrangement. A reception room, banquette dining area and a kitchen flow through the full depth of the house. The staircase is a prominent feature of the house, due to the lightwell, retained to allow natural light into the ground and lower ground floor, with exposed brick and Crittall glass. The kitchen has an unexpected sense of volume, as the carefully designed roof lantern and ceiling height is over 4.5 metres.







The lower ground floor includes the guest bedroom with an en-suite shower room and the sitting room. This floor also consists of a utility room, guest WC, bespoke, built-in wine storage and an study backing onto the jasmine lined lightwell.

The remaining bedroom accommodation is situated on the first and second floors. The principal bedroom suite occupies the entirety of the first floor. This features an extension to the rear that houses a large en-suite bathroom and ample built-in storage. Two double bedrooms and a family bathroom complete the second floor.



ACCOMMODATION

- Reception room
- Dining area
- Kitchen
- Media/Sitting room
- Principal bedroom with en-suite bathroom
- Bedroom with en-suite
- Two further bedrooms
- Roof terrace
- Two patios
- Utility room



The roof terrace allows for 360° views over the rooftops of Holland Park and Notting Hill. This provides an ideal space for entertaining in a London home.

TERMS

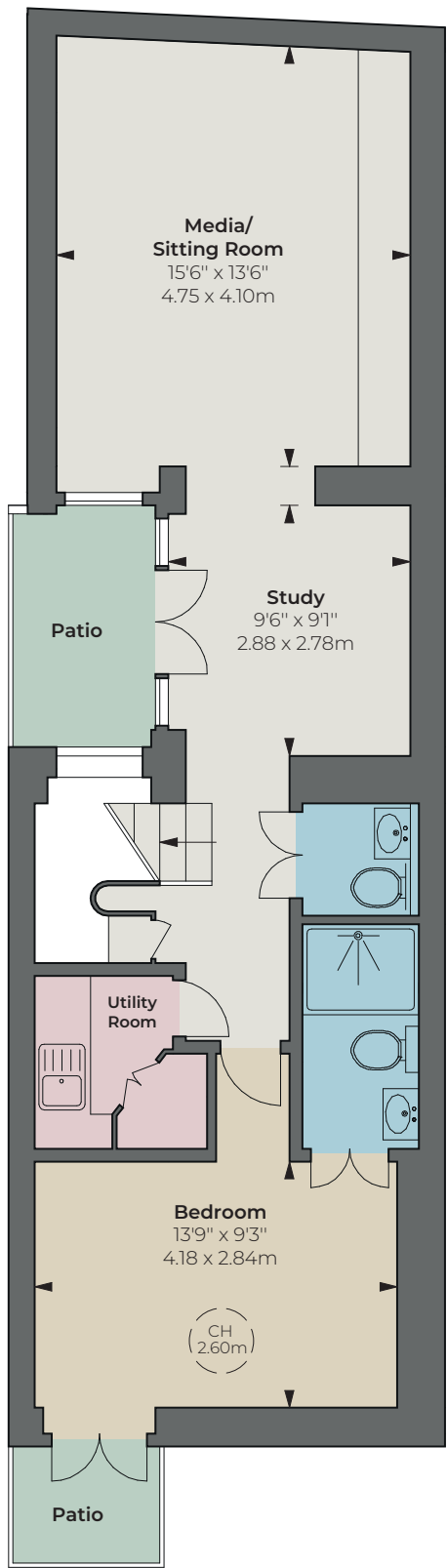
Tenure Freehold

Guide Price £3,950,000

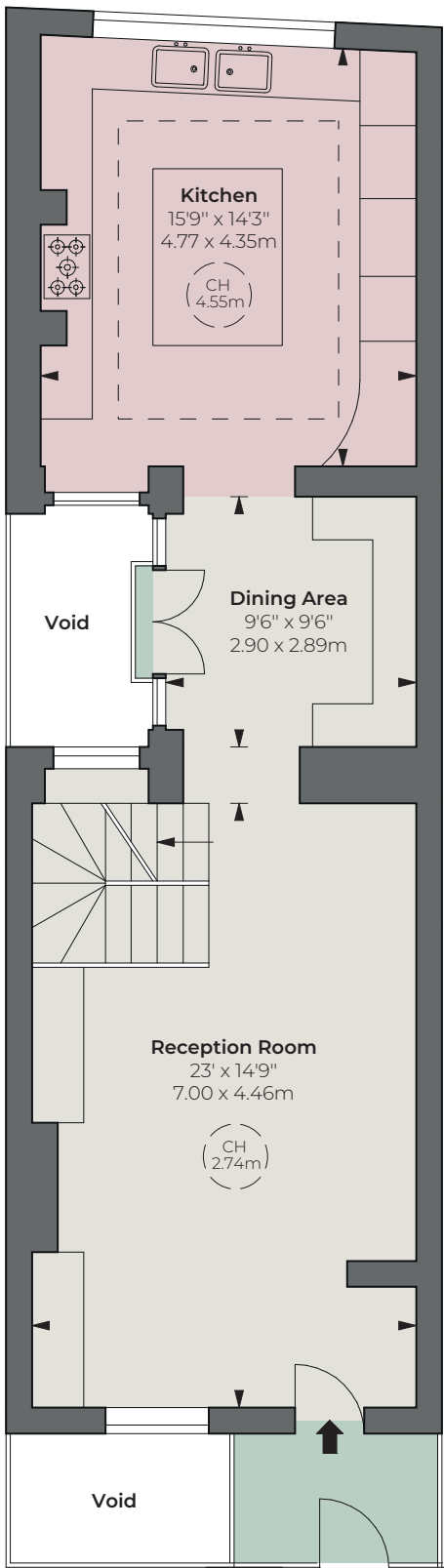
Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band G

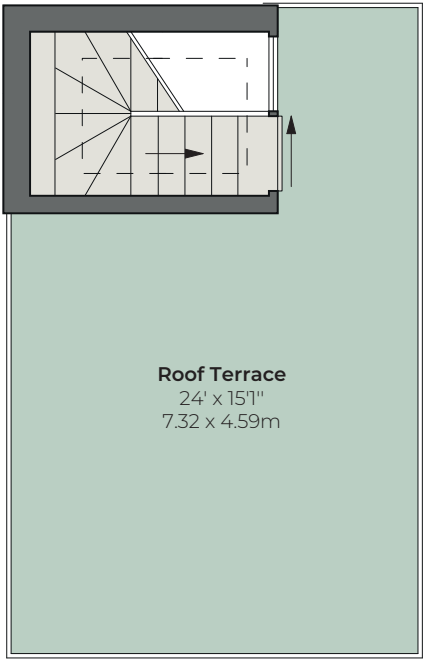
EPC Rating D



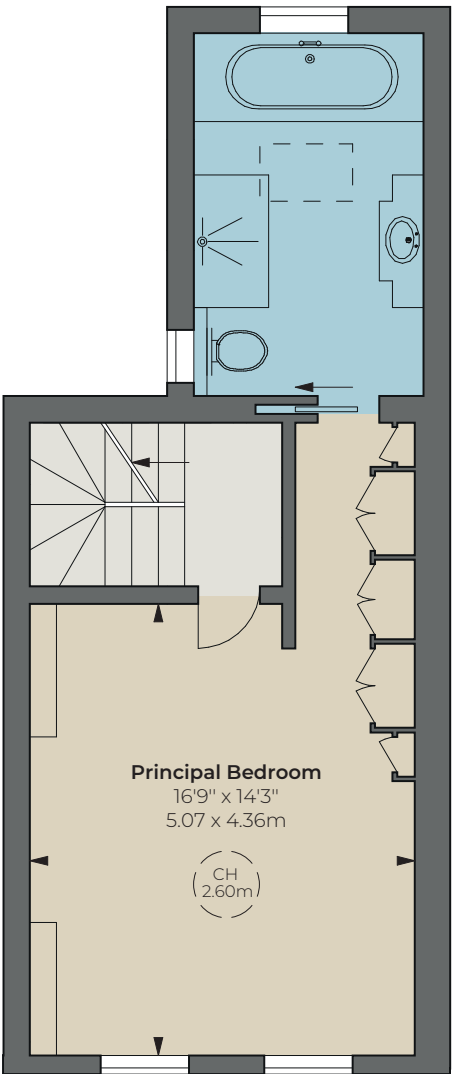
Lower Ground Floor



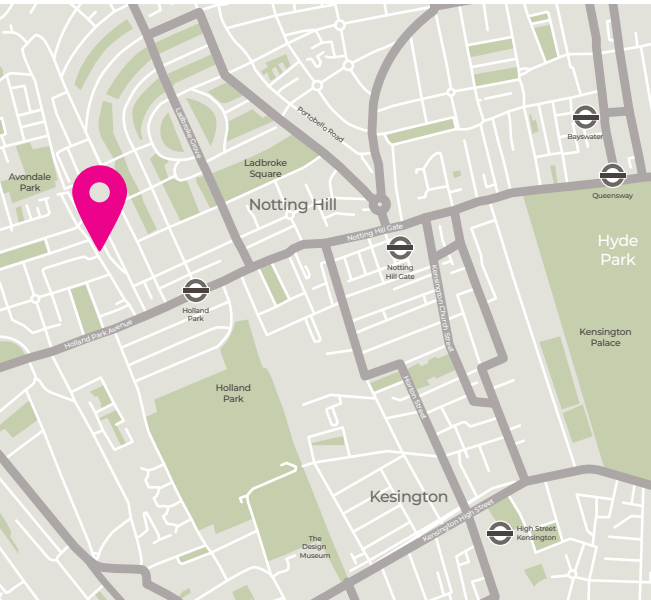
Ground Floor



Third Floor



First Floor

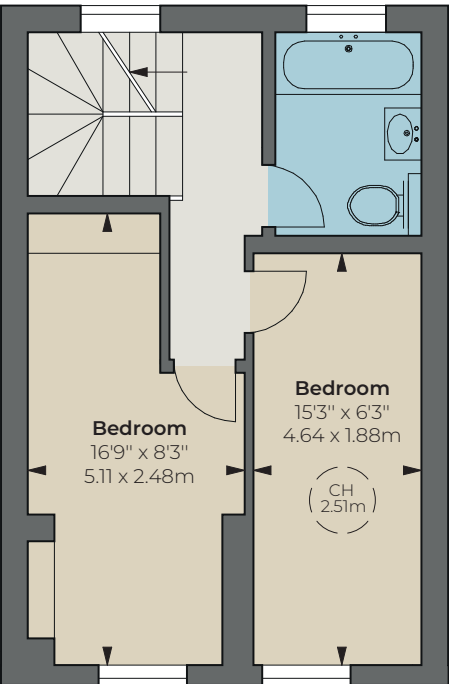


Approximate Gross Internal Area
2,205 sq ft / 204.81 sq m

CH: Ceiling Height

Floorplan for guidance only, not to scale or for valuations purposes.
It must not be relied upon as a statement of fact. All measurements
and areas are approximate and have been prepared in accordance
with the current edition of the RICS Code of Measuring Practice.

© Alex Winship Photography Ltd.



Second Floor



Overstrand

PROPERTIES

50 Sloane Avenue, London SW3 3DD | +44 20 7088 8081
sales@overstrand.properties | overstrand.properties

Overstrand Properties and their clients are not responsible for any of the statements in this document, they must not be relied upon as statements of fact. All measurements, areas and distances given are approximate. This document does not form part of any offer or contract. Overstrand Properties have not tested any of the services, appliances and fittings nor has the property been surveyed. It should not be assumed that the property has all necessary building permits or other consents. Particulars produced **October 2023**, photographs taken **September 2023**. Overstrand Properties is the trading name of Middleton Advisors Corporate Limited. Middleton Advisors Corporate Limited is registered as a limited company in England and Wales, registered number 07382345. Registered office 31 Hill Street, London W1J 5LS. A list of directors is available for inspection at the registered office. 02/06/25 OVERS-250224C-09-JF