

Woodsford Square, W11



Woodsford Square

W14

Situated on the sought after north terrace, this beautifully presented 3/4 bedroom house is one of a handful of houses in the square to have a basement conversion, giving close to 3000 ft² of internal space.

The house has been significantly improved from the original layout, and has the preferred ground floor kitchen/family room leading out to the south facing garden, which in turns leads directly out to the communal gardens. The lower ground floor has a reception room/optional 4th bedroom, with an adjoining shower-room. Additionally there is an office, a utility room and further storage room.

On the first floor there is an impressive dual aspect reception room, with tremendous views to the north over Holland Park Lawn Tennis Club and to the south over the communal gardens. A generous master suite with dressing room and bathroom spans the entire second floor, with two bedrooms and two further bathrooms on the third floor.

Woodsford Square is an iconic and award-winning development of town houses designed by architects Fry, Drew and Partners in the late 1960s. Located towards the northern end of the prestigious Addison Road, close to the bars and cafe culture of Holland Park Avenue and High Street Kensington and the first class shopping at Westfield. There are excellent local schools in the public and private sectors, and the house is within easy walking distance of the open spaces of Holland Park. Woodsford Square is also perfectly situated for transport links, with easy access out of London to Heathrow Airport and the west via the M4.





Approx. Gross Internal Area

281 sq m / 3,022 sq ft Including Plant Room

276 sq m / 2,973 sq ft Excluding Plant Room



Terms

Tenure Freehold

Service Charge Circa £3500 per annum

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating C

Guide Price £4,500,000 subject to contract

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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