



Norland Square, W11

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W11

A much-loved Grade II listed end of terrace family home over five storeys situated on a delightful communal garden square.

Having been in the same ownership for many years, there is scope for a programme of works to refurbish and refresh the house, subject to the necessary consents. The upper floors are arranged as having five bedrooms, three reception rooms, a kitchen, utility room and study, while the lower ground floor is currently arranged as a one-bedroom apartment linked by internal stairs. In addition to having access the communal gardens there is an east facing private garden which is 38' long.

Norland Square is one of the most sought-after communal garden squares in Holland Park and includes a tennis court and playground (dogs are allowed subject to registration). Norland Square is only moments away from the many and varied local shops and excellent transport links at Holland Park Avenue, the Underground Station (Central Line) providing direct access to the City and West End. The Overground Line at the nearby Westfield Centre offers a direct link to Clapham Junction.

Terms

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating F

Construction Type Standard

Conservation Area Norland Conservation Area

Parking Via RBKC parking permits

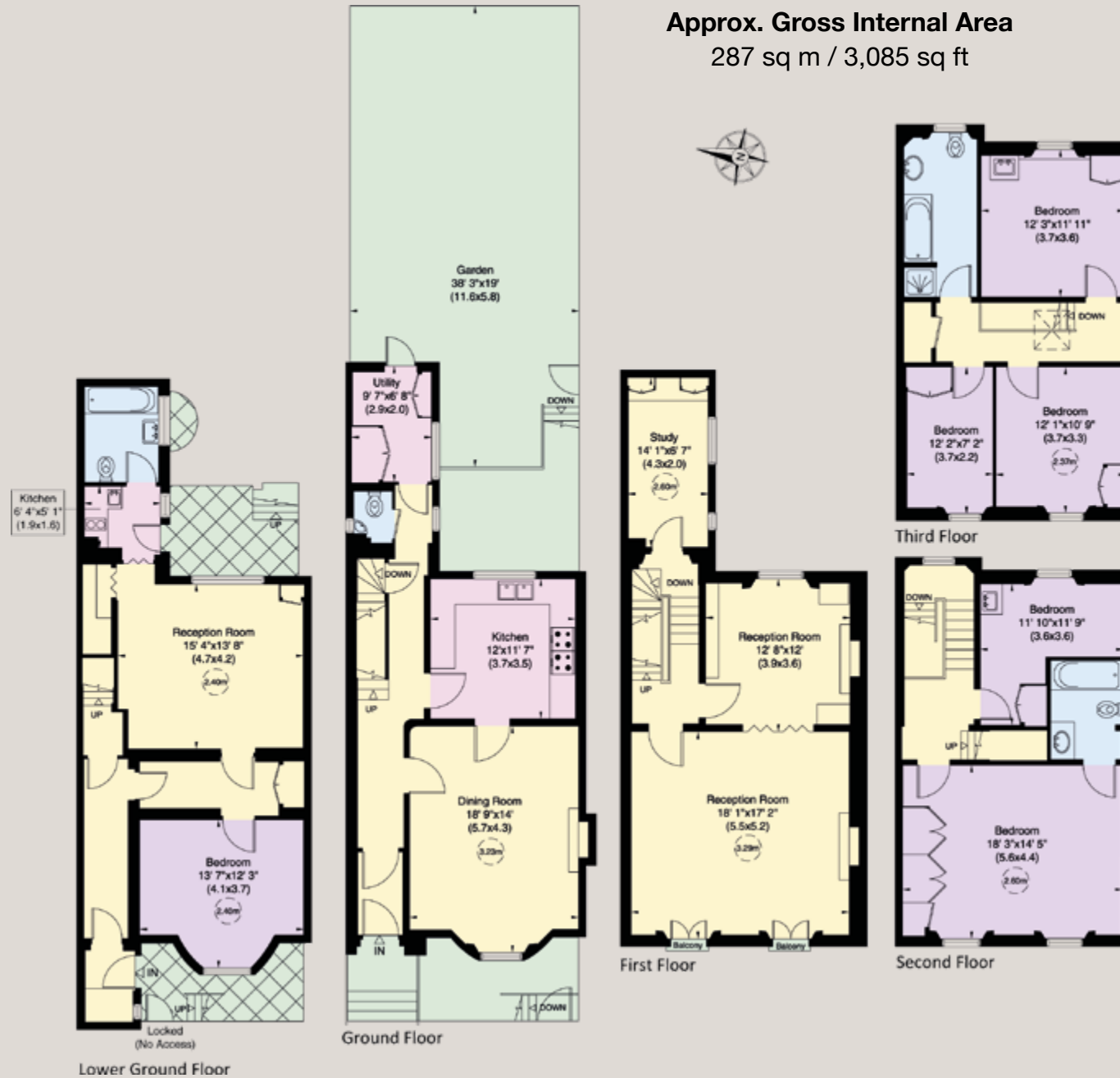
Price Offers in excess of £5,500,000 subject to contract





Approx. Gross Internal Area

287 sq m / 3,085 sq ft



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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