

Princedale Road Holland Park

W11





An attractive three bedroom family home with fantastic volume and light and benefiting from a sunny east-west orientation with a private courtyard.

Having undergone a recent full restoration, the house is presented immaculately and occupies approximately 2000 sq ft, perfectly balancing entertaining space with living accommodation.

Entering on the ground floor, the property boasts an open reception room with high ceilings and large windows.

To the rear is a stylish kitchen with marble worktop and splash-back and generous storage throughout; an overhead skylight allows natural light to burst through. Bi-fold doors open to private courtyard offering a welcome, secluded suntrap creating indoor/outdoor flow perfect for entertaining.

Downstairs provides flexible accommodation, with another casual reception room which could also be utilised as a flexile bedroom if needed. Leading off this space is a bathroom and a generous utility room, wine cellar and plenty of in-built storage.

The first floor features two spacious double bedrooms with a family bathroom situated on the half-landing.

The luxurious principal suite is located on the second floor and benefits from its own walk in dressing room and a generous en-suite bathroom with a double sink, double shower and a freestanding tub.

Freehold





Princedale Road, W11

Approximate Area = 172.9 sq m / 1861 sq ft
(Including Storage & Wine Cellar)
(Including Limited Use Area = 13.5 sq m / 145 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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Particulars dated May 2021 Photographs and videos dated May 2021

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