



BANHAM

FREDERICK

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BIRD HOUSE

No Junk Mail

KENSINGTON PARK ROAD NOTTING HILL W11

A WONDERFUL THREE BEDROOM FAMILY HOUSE, PRESENTED IN IMMACULATE CONDITION THROUGHOUT WITH A PRIVATE GARDEN

Arranged over four floors this house has been stylishly finished throughout, with a beautiful double drawing room on the raised ground floor with steps leading down to a bright conservatory overlooking the private garden below. A large open plan kitchen/family room is located on the lower ground floor, with utility room, separate street entrance and access to the garden behind, complete with a hidden spa bath. The three bedrooms are arranged over the top two floors, with a beautiful en-suite principal bedroom located on the first floor, complete with a dressing room on the half landing above. On the top floor there are two large bedrooms with vaulted ceilings, one with an en-suite shower room and the third bedroom with a separate shower room on the half landing above. The property also benefits from two guest cloakrooms and ample storage.



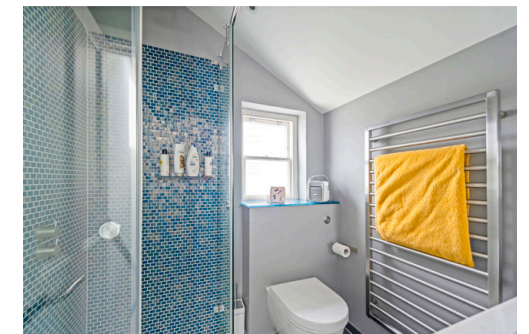


ACCOMMODATION

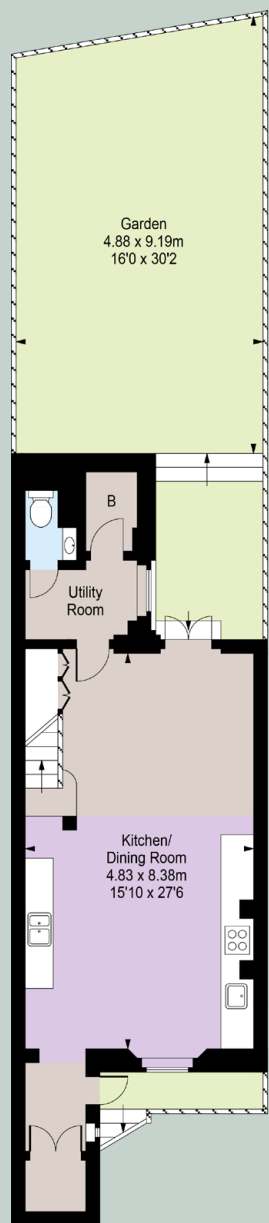
Entrance hall | Drawing room | Kitchen/family room
 Conservatory | Two en-suite bedrooms
 Third bedroom with separate shower room
 Utility room | Two cloakrooms | Garden
 EPC Rating D

SITUATION

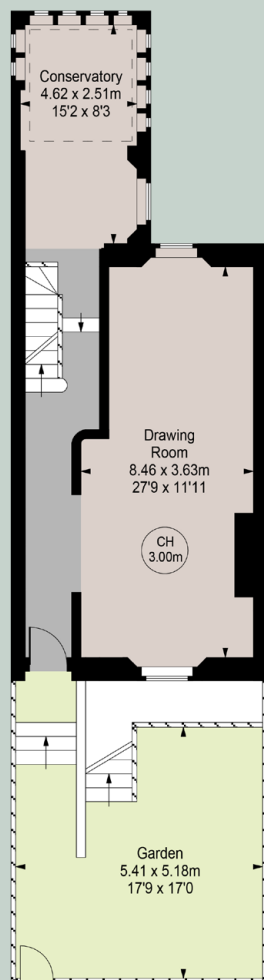
The house is positioned on Kensington Park Road between the junctions of Westbourne Grove and Elgin Crescent, therefore benefitting from the excellent shopping and transport facilities of Portobello Road and Westbourne Grove as well as the open spaces of Kensington Gardens and Holland Park.



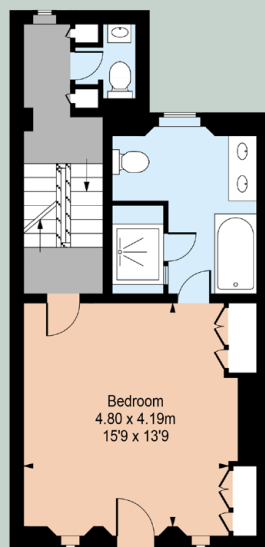
APPROXIMATE GROSS INTERNAL AREA 2,264 SQ FT (210.3 SQ M)
FOR IDENTIFICATION PURPOSES ONLY



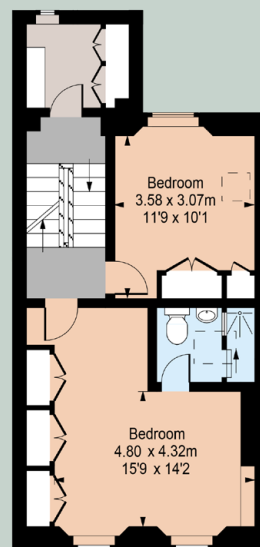
Lower Ground Floor



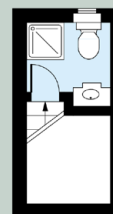
Raised Ground Floor



First Floor



Second Floor



Second Floor
Half Landing



TERMS
TENURE: FREEHOLD
COUNCIL TAX: BAND H
LOCAL AUTHORITY: THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA
GUIDE PRICE: £3,950,000



BNP PARIBAS GROUP

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