



HOLLAND PARK
W11

Queensdale Road



A flawlessly executed
four-bedroom townhouse
for sale in Holland Park,
featuring inspiring design
and timeless style

This immaculately presented Victorian terraced house has been meticulously rebuilt to an exacting standard, marrying classic architectural charm with the finest in contemporary design.

Upon entering on the ground floor, the sleek, state-of-the-art kitchen is bathed in natural light and is fully equipped with built-in Miele appliances. This leads into a spacious yet elegant family room that stretches the width of the house. Expansive sliding doors seamlessly extend the living space into a beautifully landscaped 27ft private garden blending indoor with outdoor living during warmer months. Adding to its architectural charm, the visually captivating spiral staircase is a beautiful centrepiece which exudes an immediate air of grandeur, elegantly dividing the kitchen and reception areas while filling the house with natural light from top to bottom.

QUEENSDALE ROAD



QUEENSDALE ROAD





The principal bedroom suite spans the entire first floor, with sunlight beaming through the double-glazed sash windows at the front and leafy views over the private garden at the rear. Through a dedicated dressing area with fitted wardrobes, the en suite bathroom showcases bold contemporary design features, adding to the spacious floorplate and providing a wonderful sense of quiet calm. The second floor houses two additional double bedrooms, each boasting built-in storage and en suite shower rooms. Throughout the home and in all bedrooms, underfloor heating and air conditioning provide an ambiance of year-round comfort.

Descending to the thoughtfully designed lower ground floor, impressive ceiling heights enhance a versatile second reception room/cinema room, a chic guest WC, and an additional fourth double bedroom complete with an en suite shower room, ideal for guests or a live-in housekeeper. This home epitomizes family living, seamlessly blending historical charm with cutting-edge design and sophistication.

The house also comes with a 10-year PCC (Professional Consultants Certificate).

Location

Queensdale Road is one of the premier streets in Holland Park, close to Norland Square and therefore ideally situated near the excellent local shops, schools and transport links.

The green spaces of Holland Park are also a short distance away. The nearest transport is Holland Park Underground Station (Central Line) and is not far from Notting Hill Gate (Circle & District Lines) and Shepherd's Bush (Central Line).



Guide Price
£4,750,000

Tenure
Freehold

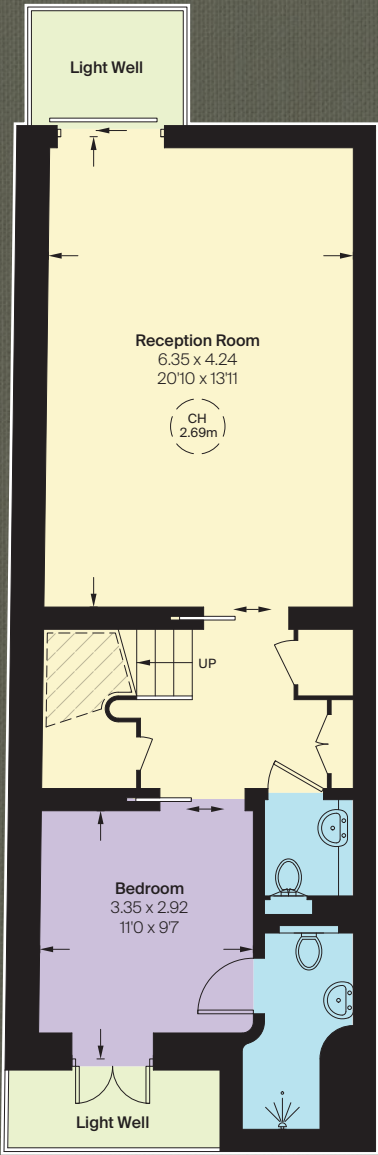
Local Authority
The Royal Borough of
Kensington & Chelsea

Council Tax
Band G

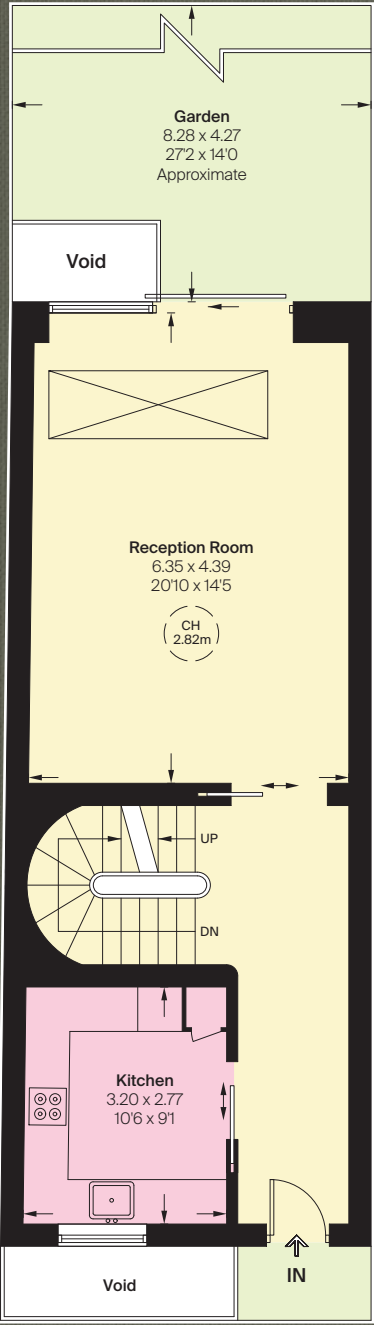
EPC
Rating D

Approximate Floor Area
2,035 sq ft
189.1 sq m
including limited use area
30 sq ft / 2.8 sq m

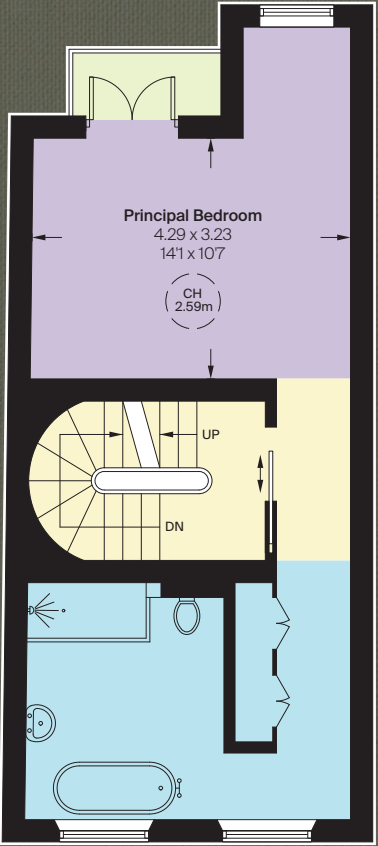
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and must not be relied upon as a
statement of fact. Attention is drawn
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page of the text of the Particulars.



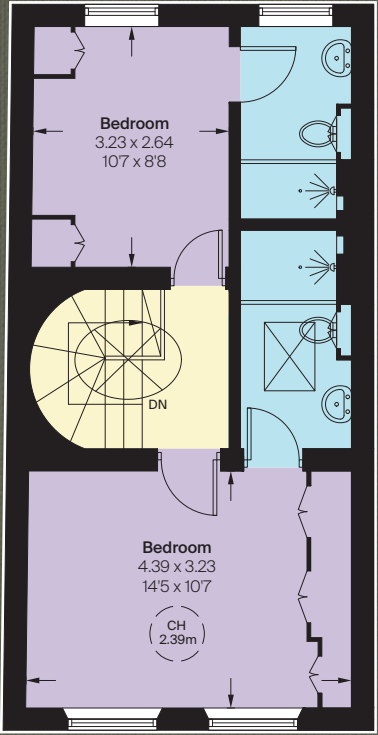
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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