




Mariana
Real Estate

**71 Woodsford Square
London, W14 8DS
£1,845 Per Week**

Mariana Real Estate is exclusively instructed on a spacious and well-presented four/five bedroom townhouse situated in one of Holland Park's most renowned gated developments, ideal for family living.

This elegant home is arranged over four floors and offers a superb balance of living and bedroom space. The first floor features a bright and expansive open-plan reception and dining area, perfect for entertaining or spending time as a family, alongside a modern, fully fitted kitchen and generous storage.

On the upper floors are four well-proportioned bedrooms, three of which benefit from en-suite bathrooms. There is also a separate study, ideal for working from home, along with a contemporary family bathroom. The ground floor is designed with families in mind, offering a second reception room that opens directly onto a private rear terrace, as well as a guest shower room with WC and a practical utility room.

The property further benefits from a private garage, off-street parking, excellent storage throughout, and access to beautifully maintained communal gardens within this secure, gated development.

Designed in conjunction with the Ilchester Estate, this architecturally important 1960s/70s scheme is widely recognised for its quality and layout, and is referenced in Pevsner's The Buildings of England.

Ideally located just a short walk from Holland Park, the home is perfectly positioned for families, with a range of top-rated schools and nurseries nearby, including The Cardinal Vaughan Memorial School, Norland Place School, Little Foxes Nursery, Tabernacle School, and Holland Park Pre-School. The area also offers excellent transport links and local amenities, making it a highly desirable place to live.

Offered unfurnished and available now. Long let preferred.





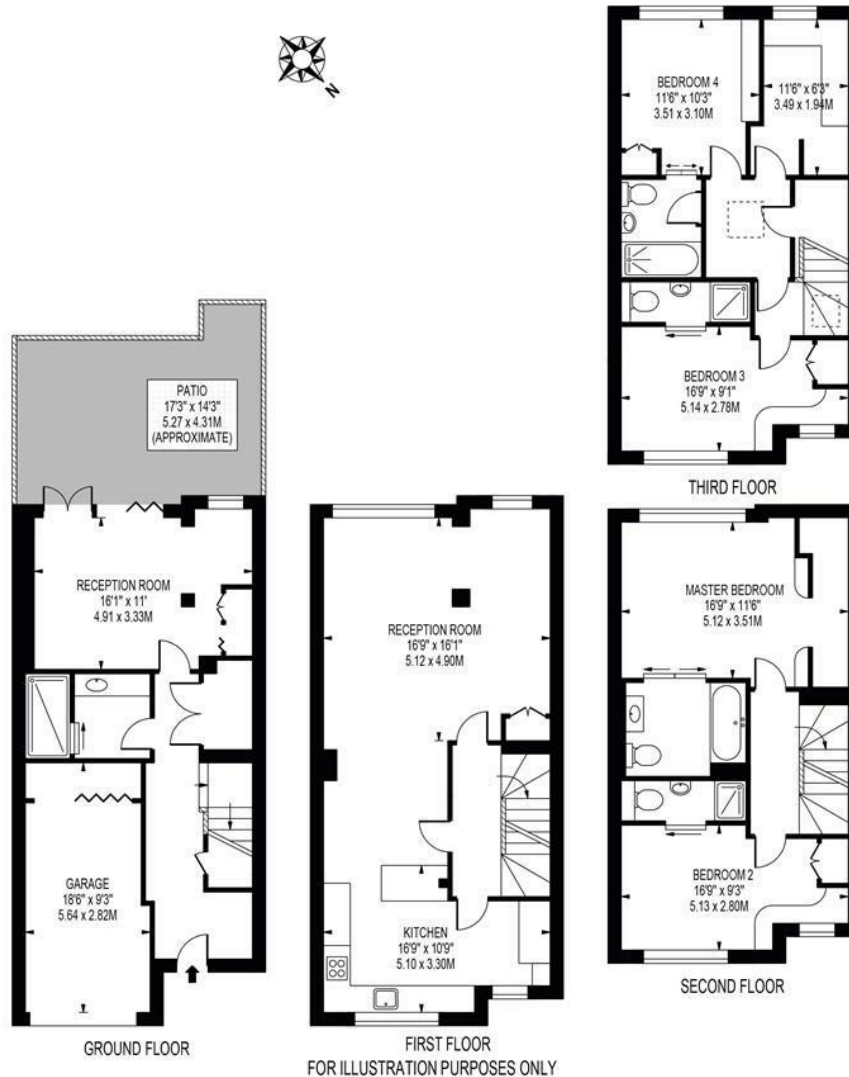


WOODSFORD SQUARE

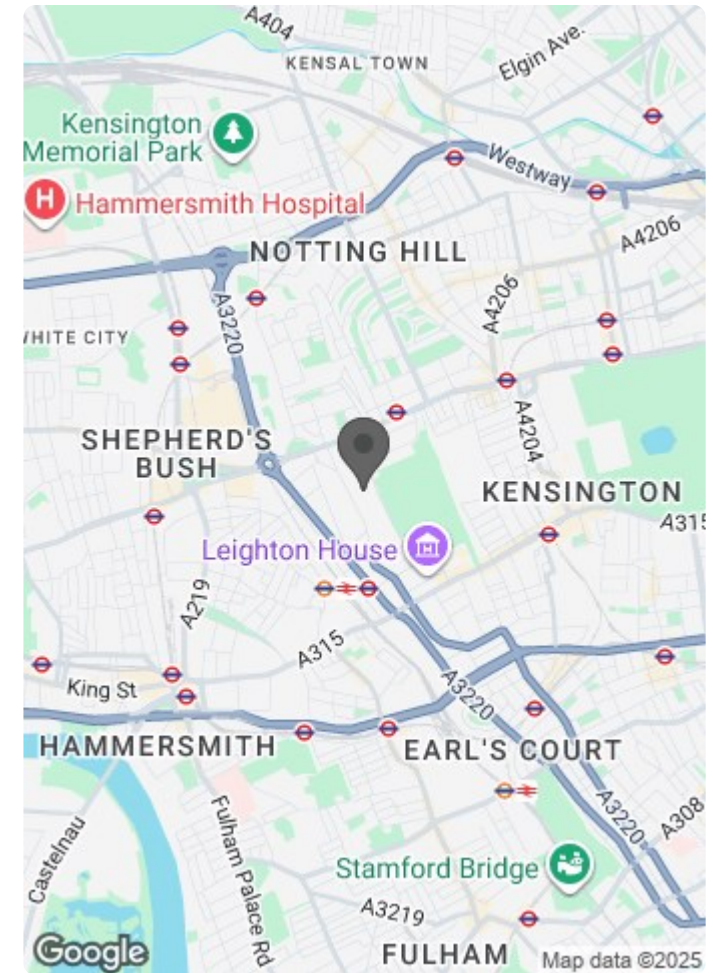
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2044 SQ FT - 189.93 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.04 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	