

PRINCEDALE ROAD | LONDON W11





EXTENDING TO OVER 2,500 SQ FT AND PRESENTED IN IMMACULATE CONDITION, THIS IS A 4 BEDROOM FREEHOLD TOWNHOUSE WITH OFF STREET PARKING, SITUATED ON A HIGHLY SOUGHT AFTER ROAD ON THE BORDER OF HOLLAND PARK AND NOTTING HILL.

Having recently been refurbished, the ground and lower ground floors offer superb formal and informal reception space as well as a media room and internal garage with space for a large car which opens out onto Pottery Lane to the rear. The layout has been intelligently designed to maximise the use of space and incorporates subtle design features that allow for easy living. The upper floors of the house consist of a large master bedroom with en-suite bathroom and also air conditioning. There are three further bedrooms, two of which also benefit from air conditioning and two further bathrooms. Of particular note is a terrace to the rear extending to over 370 sq ft and a most charming roof terrace on the top floor which provides commanding views over West London.

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Princedale Road is a charming residential street situated in the Royal Borough of Kensington and Chelsea and is within easy reach of the vast array of amenities to be found in the local area. Holland Park Underground station is 0.3 miles away and provides access to central London.

\*As previously furnished. NB – some images show CGI furniture.

#### ACCOMMODATION

Double Reception Room | Kitchen/Dining Room | Cinema Room | Master Bedroom with en-suite Bathroom | Guest Bedroom with en-suite Bathroom | Two further Bedrooms Sharing a Jack and Jill Bathroom | 2 Roof Terraces | Garage

#### TERMS

Tenure Freehold | Local Authority Royal Borough of Kensington and Chelsea | Asking Price: £3,750,000



