



Portland Road
Holland Park, W11

CHESTERTONS





A charming Holland Park townhouse nestled on a quiet street, tucked away from the action of Holland Park and Notting Hill, W11 (RBKC).

The house has lovely period features such as a front-to-back double reception room on the raised ground floor with original fireplace (3.2m high ceilings and with the original cornice). This opens directly though to a beautifully lit orangery with a delightful view over the garden. The house is perfect for families, with kitchen and a large dining room (that could easily fit additional sofas and TV) all on one floor and opening out directly to the pretty and mature, south-west facing garden.

The first floor is occupied by a grand master bedroom and en-suite bathroom, with an office on the half-landing. There are three further double bedrooms and another family bathroom on the second floor. This charming home also benefits from access to a roof terrace with far-reaching chimney pot views over Holland Park.

The house is only 0.2 miles to Holland Park Underground (Central Line) and 0.4 miles to the north entrance to Holland Park.

- Excellent location in Holland Park, W11 (RBKC).
- Original period features.
- 3.2m high ceilings.
- South-west facing garden.
- 4-5 bedrooms.
- Roof terrace.

Asking Price £3,500,000

Energy Efficiency Rating		Current	Potential
100-90	A		85
89-81	B		
80-65	C	68	
55-48	D		
47-35	E		
27-15	F		
1-10	G		

Not energy efficient - higher rating costs
EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Freehold.

Local Authority: RBK&C

Council Tax Band: H

Chestertons Notting Hill Sales

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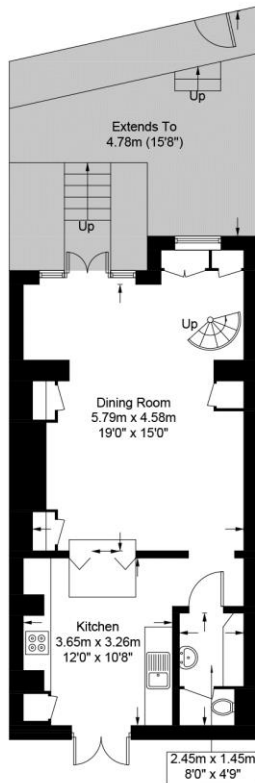
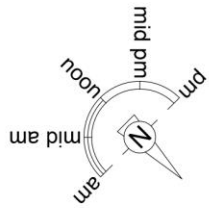
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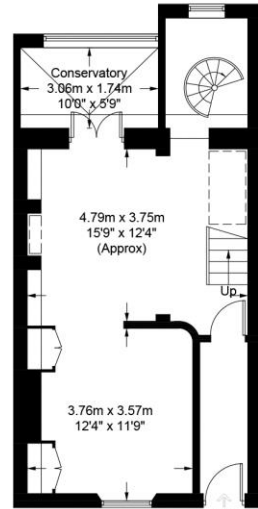
Approximate Gross Internal Area = 1930 sq ft / 179.3 sq m

Restricted Height = 38 sq ft / 3.5 sq m

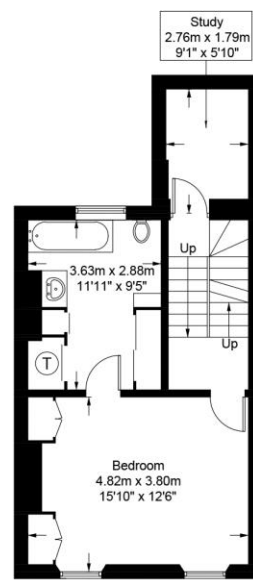
External Storage = 19 sq ft / 1.8 sq m



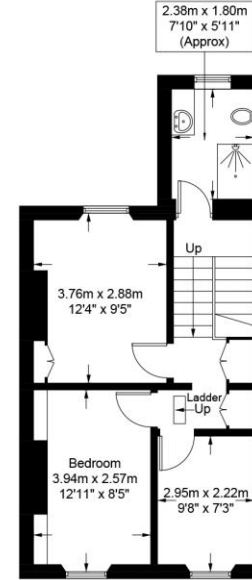
Lower Ground Floor



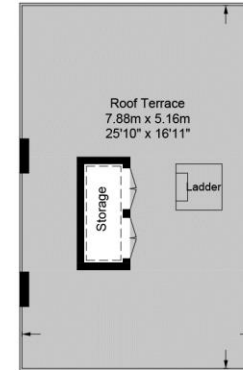
Upper Ground Floor



First Floor



Second Floor



Third Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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