



Queensdale Place, W11

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A well-presented three bedroom Victorian terraced house over four floors with an attractive west facing 31ft private garden.

The lower ground floor kitchen leads onto a split level reception room and dining room, the latter in a rear extension which opens directly out onto the garden.

The first floor comprises two bedrooms, with a bathroom on the half-landing approaching it. The largest bedroom is on the top floor, with built in storage and an en-suite bedroom.

The garden to the rear is mostly paved, with a raised deck seating area perfect for making the most of the westerly aspect.

Queensdale Place is a quiet cul-de-sac close to the local shopping and transport facilities of Holland Park Avenue and the Westfield complex, with excellent transport links by road and rail to the West End, the City and out of town to the west.



Approx. Gross Internal Area

135 sq m / 1,455 sq ft Including under 1.5m

130 sq m / 1,398 sq ft Excluding under 1.5m



Terms	Freehold
Tenure	Freehold
Local Authority	The Royal Borough of Kensington and Chelsea
Council Tax Band	H
EPC Rating	D
Listing	Not Listed
Conservation Area	Norland Conservation Area
Parking	Resident parking permit on street bays
Guide Price	£2,350,000 subject to contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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