



45 PRINCEDALE ROAD LONDON, W11 4NP

£3,200,000
FREEHOLD

Elegantly presented, this end of terrace Victorian house is situated on a popular residential street in Holland Park, offering well balanced and generous living space with attractive interiors. The house was refurbished to exacting standards in 2015 by the current owners and its accommodation is all above ground with the added benefit of a courtyard and a terrific roof terrace with charming views. On entering the house there is spacious hallway with storage and guest cloakroom, the flooring is under heated and is a beautiful dark wood and flows into the formal reception room and dining room where the decor, period coving, bespoke joinery, crittal glass doors combine to create a comfortable and welcoming space. The kitchen to the rear of the property overlooks a pretty patio area and is well designed and fully integrated with a separate utility room. There are 5/6 bedrooms on the upper floors which comprise a master bedroom with fitted wardrobes and an en-suite bathroom, two double bedrooms, a guest bedroom with en-suite shower, two single bedrooms, separate shower room, and a study room / bedroom on the third floor with a mezzanine. There is stair access to the roof terrace which is a wonderful area perfect for entertaining. Princedale Road is a sought after address on the border between Holland Park and Notting Hill. The underground (Central Line) is a short walk as are the amenities to be found in the local area as well and the open spaces of Holland Park itself.

SANDERSONS
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EPC Rating: G **Council Tax Band: G**

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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