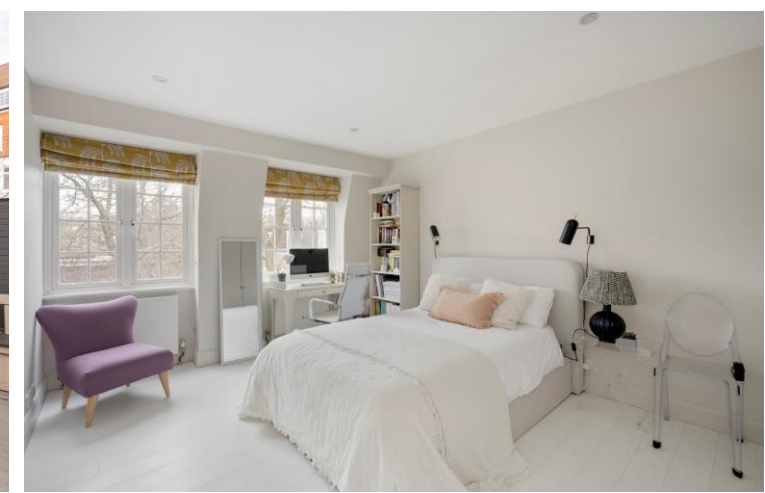




Melbury Road
Holland Park, W14

CHESTERTONS





An exceptional four bedroom low build house, with off street parking and garden situated on one of Holland Parks most desirable roads.

Melbury Road has been completely reimaged by the current owners and was completed resigned when purchased. The house is built around functional family living with careful design throughout the house to maximize and open up the house to its full potential.

The ground floor is focused around a beautiful open plan family kitchen dining room with a cozy snug helping to create a wonderful atmosphere. The space benefits from near day round light. The kitchen opens directly onto the garden, creating a seamless indoor-outdoor connection. There is wonderful sense of privacy with garden being encased by gardens.

The house offers a further more formal reception set on the first floor with a focal fireplace offering an sense of grandeur to the space. Also situated on the first floor is the principle bedroom suite, comprising abundant built in storage and ensuite bathroom with walk in shower.

The upper level of the house features a further three bedrooms. The floor offers wonderful flexibility with two spacious double bedrooms and third room witch can be used as a full bedroom or study.

- Four bedrooms
- Garden
- Off street parking
- Snug
- Excellent natural light
- Moment form the park

Asking Price £3,450,000

Tenure: Freehold

Service Charge: N/A

Ground Rent: £130 per annum

Local Authority: Kensington and Chelsea

Council Tax Band: H

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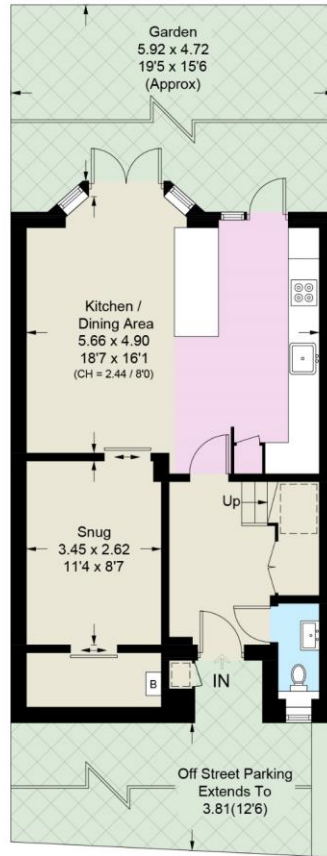
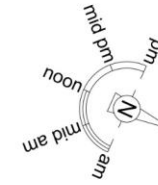
Melbury Road, W14

Approximate Area = 1696 sq ft / 157.6 sq m

External Store = 2 sq ft / 0.2 sq m

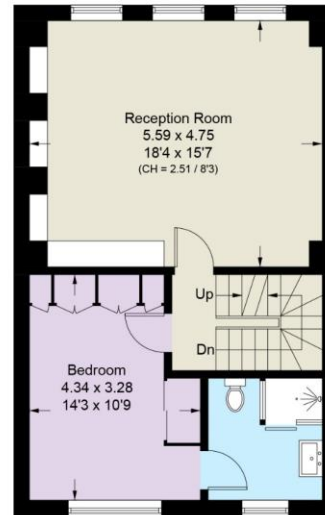
Total = 1698 sq ft / 157.8 sq m

Including Limited Use Area (30 sq ft / 2.8 sq m)



Ground Floor

= Reduced head height below 1.5m



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1277997)

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