



## PRINCEDALE ROAD

Holland Park, W11



# HOLLAND PARK

A meticulously refurbished family home in the heart of Holland Park.



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EPC

TBC

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Freehold

**Guide Price: £2,950,000**



THIS EXCEPTIONAL THREE STOREY VICTORIAN TERRACED HOUSE ON PRINCEDALE ROAD HAS BEEN TRANSFORMED BY THE CURRENT OWNERS INTO A RESIDENCE OF RARE CALIBRE

The house is defined by its fluid layout and an uncompromising commitment to quality. The ground floor features a substantial reception room leading to a high specification kitchen, where sleek cabinetry is complemented by Gaggenau appliances. The kitchen leads through doors to a beautiful patio garden that also has the added benefit of access to Pottery Lane behind.

The first floor features two double bedrooms and a large bathroom with double sink. The second floor features a large double bedroom with built in storage and further bedroom with excellent storage and a family bathroom. The property features an expansive, private roof terrace. This elevated space offers an ideal setting for alfresco entertaining with delightful views over the leafy rooftops.

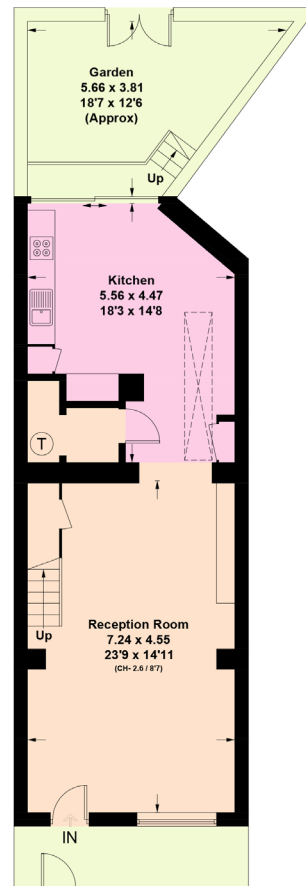




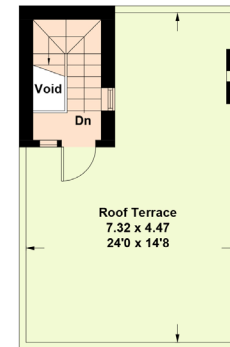


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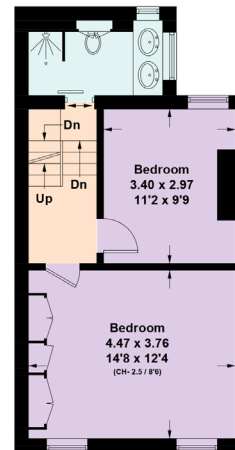
Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft  
(Including Limited Use Area = 0.8 sq m / 9 sq ft)  
(Excluding Void)



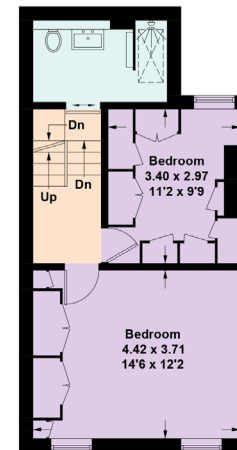
Ground Floor



Roof Terrace



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. (ID1294927)

Approximate Gross Internal Area = 141.5 sq m / 1,523 sq ft

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We would be delighted  
to tell you more.

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