



# ST JAMES'S GARDENS, W11

£600,000

Communal Garden Square

Natural Light

Victorian Conversion

Central Location

Modern finish

Excellent Storage

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# ABOUT THE PROPERTY

**\*Offers In Excess of £600K\*** A beautifully presented one bedroom Victorian conversion occupying the top floor of an attractive period building.

The property benefits from access to the beautiful communal gardens of St James's Gardens, set within a quiet and sought-after enclave in W11. An excellent array of boutiques, cafés, and restaurants can be found nearby in Clarendon Cross and Holland Park, while the wider amenities of Notting Hill and Westfield London are all within easy reach. Holland Park station (Central line) provides the nearest Underground links, alongside a good selection of bus routes serving the local area.





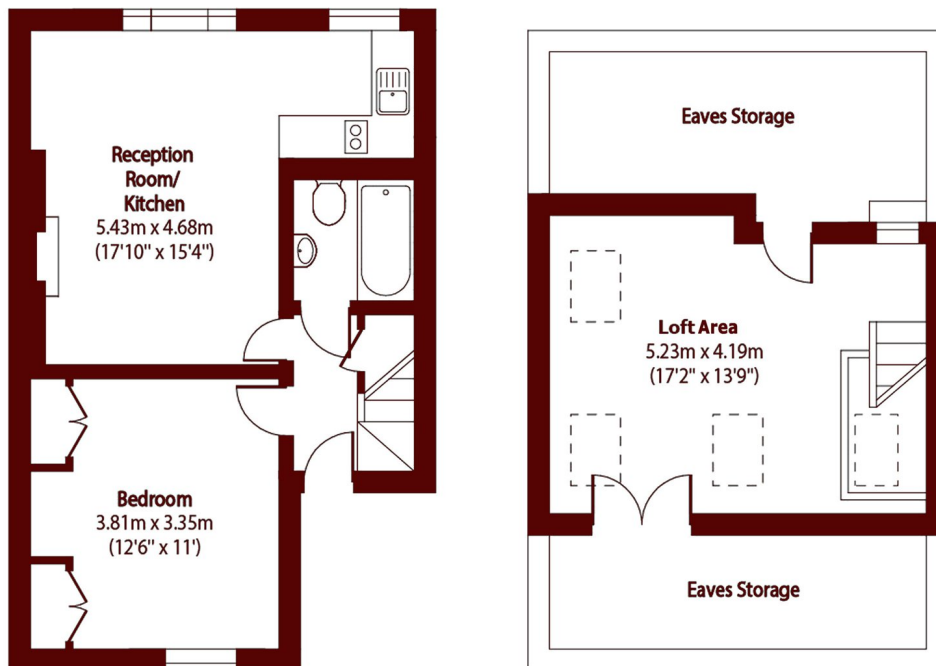


## FURTHER DETAILS

This bright and well-proportioned apartment features wooden flooring, an open-plan kitchen and living space, and exceptional natural light with far-reaching southerly views over the communal gardens. The property further benefits from a historic (circa 1970's) loft conversion , a generous bedroom quietly positioned to the rear with built-in wardrobes, and a modern, well-appointed kitchen.



# STEP INSIDE ST JAMES'S GARDENS



Total area (approx): 63.41 sq m (683 sq. ft)

Eaves Storage total area (approx): 20.04 sq m (216 sq. ft)

Holland Park  
020 7605 6890

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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