Knight Frank

PORTLAND ROAD

Holland Park W11

HOLLAND PARK, W11

An exceptional three bedroom Victorian family home featuring impressive proportions and a private garden in the heart of Holland Park.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

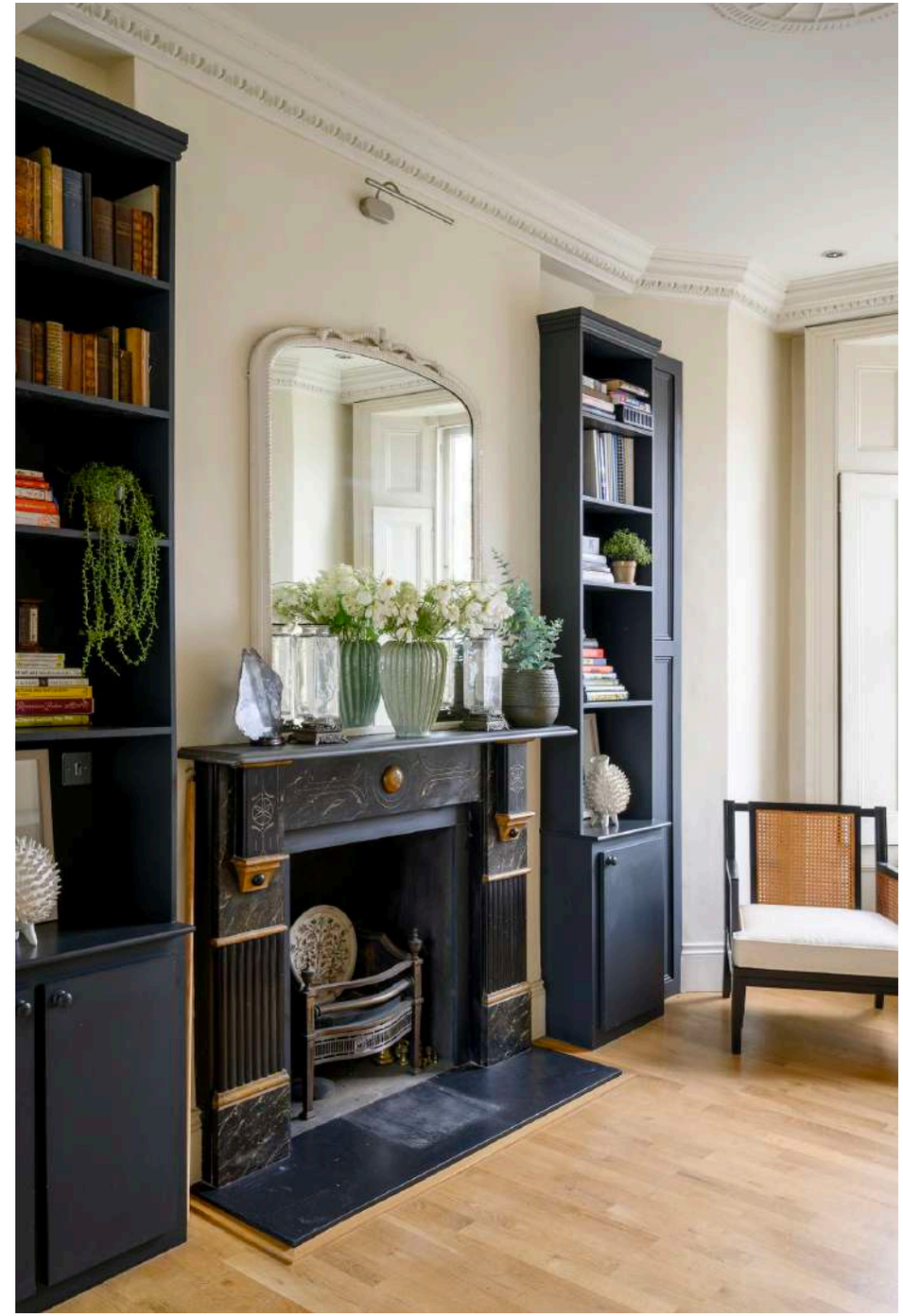
Tenure: Freehold

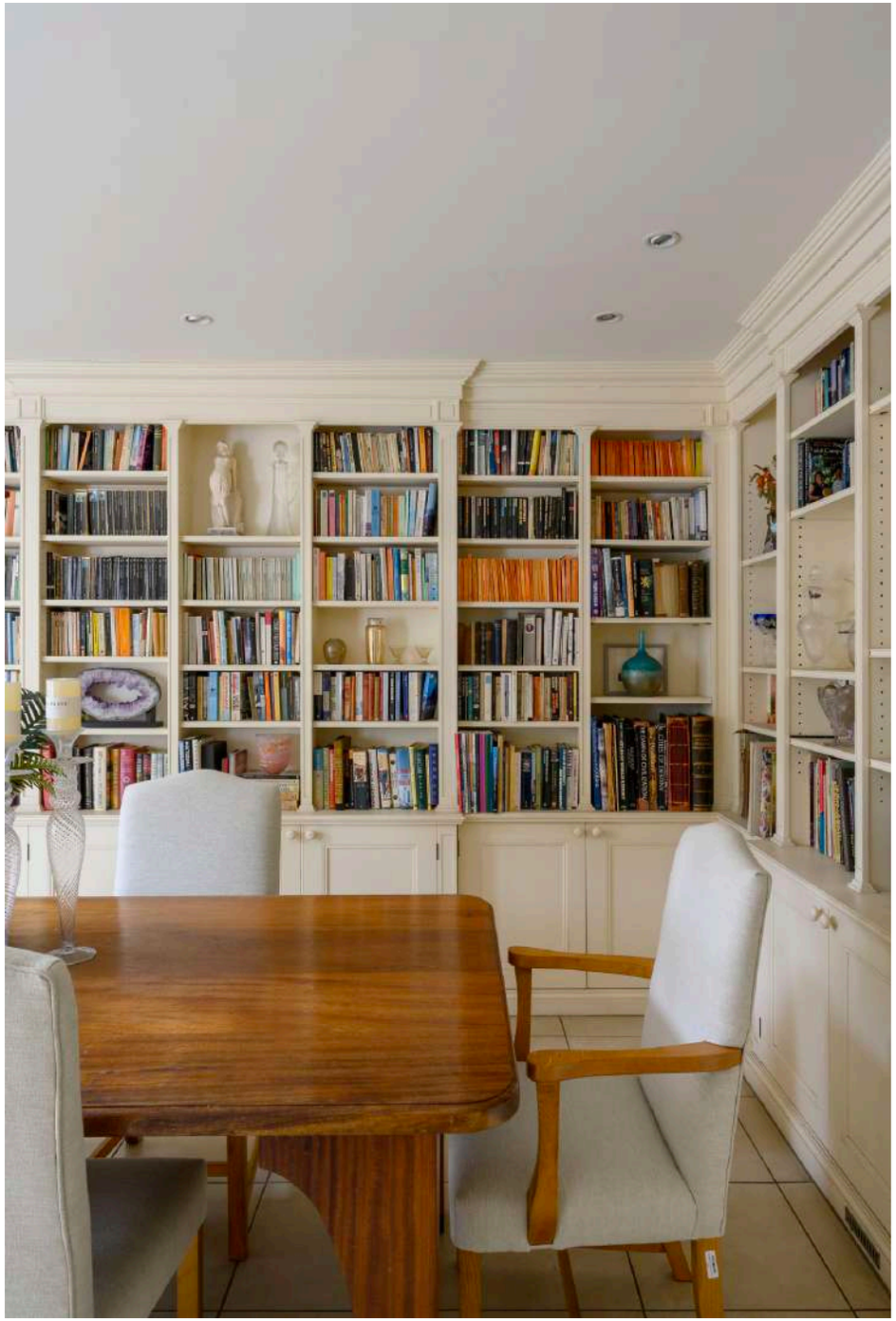
Guide Price: £3,800,000

PORTLAND ROAD

Spanning over 2,100 sq ft across four well appointed floors, this elegant townhouse offers a perfect balance of formal and informal living space. The raised ground floor is dedicated to a grand double reception room with soaring ceilings of over 3.2 metres, while the lower ground floor provides a spacious kitchen and breakfast room alongside a separate dining area that opens directly onto the garden.

The upper levels comprise a generous principal suite occupying the entire first floor, with two further double bedrooms and a family bathroom situated on the top floor.





Portland Road, W11

Approximate Gross Internal Area = 203.6 sq m / 2191 sq ft
(Including Vault / Excluding Shed)
Including Limited Use Area (2.3 sq m / 25 sq ft)

Lower Ground Floor **Raised Ground Floor** **First Floor** **Second Floor**

Approximate Gross Internal Area = 203.6 sq m / 2,191 sq ft

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. (ID767266)

We would be delighted to tell you more.

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Your partners in property

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