



# ST. JAMES'S GARDENS

Holland Park W11

Borough of Kensington  
and Chelsea  
ADDISON  
AVENUE, W11



# ST. JAMES'S LODGE

A delightful Grade II listed four bedroom house situated on the southern terrace of this highly sought after and charming communal garden square.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Freehold

Offers in the region of £5,100,000



## UNDERSTATED ELEGANCE

The raised ground floor features elegant reception rooms with high ceilings and large windows, creating a wonderful sense of light and proportion. To the lower ground floor, a stylish kitchen and dining space is perfectly suited to both everyday family living and entertaining both indoors and out.

The entire first floor is dedicated to a generous principal suite, complete with dressing room and en suite bathroom. Three further bedrooms and a lovely family bathroom are arranged across the upper floors, all thoughtfully designed.

The private rear patio offers a peaceful setting for al fresco dining, alongside access to the beautifully maintained communal garden square.





# PERIOD CHARM MEETS CONTEMPORARY LUXURY

Quietly set overlooking the private communal gardens of St James's Gardens, this beautifully presented family home offers an abundance of natural light, flexible living space, and verdant views to both front and rear.

A secure gated garage provides valuable additional space, ideal for storage or use as a studio. Arranged over four floors, the house balances period charm with contemporary living.

This is a rare opportunity to acquire an elegant family home in one of Notting Hill and Holland Park's most desirable corners.







## LOCATION

St James's Lodge is a highly sought after address in the heart of Holland Park. The open green spaces of the Holland Park are moments away, along with the boutiques, cafés and restaurants of Holland Park Avenue, Clarendon Cross and Notting Hill. Excellent transport links include Holland Park (Central line) and Notting Hill Gate (Central, Circle and District lines).

The area is also renowned for its outstanding selection of schools, both state and independent, making it particularly appealing for families. The surrounding streets offer a rare blend of tranquillity and village like charm, all while remaining firmly connected to the vibrancy of central London living.





# St. James's Lodge, W11

Approximate Gross Internal Area = 254 sq m / 2729 sq ft  
 Studio = 32 sq m / 348 sq ft (Including Vault / Plant Room)  
 Total = 286 sq m / 3077 sq ft  
 (Including Limited Use Area = 2 sq m / 19 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. (ID1306762)

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