Knight Frank

MELBURY ROAD

Holland Park W14

A WONDERFULLY LIGHT AND LOW-BUILT HOUSE WITH PARKING

With off-street parking and a private garden, situated on Melbury Road, W14.

			EPC
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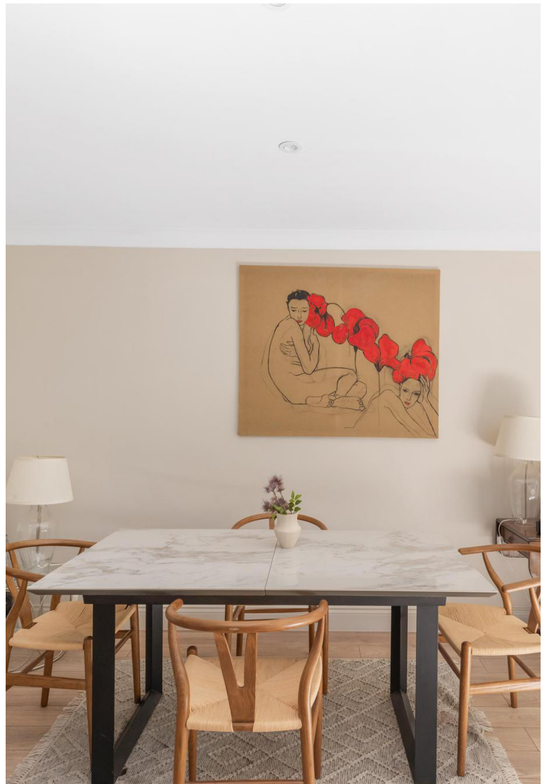
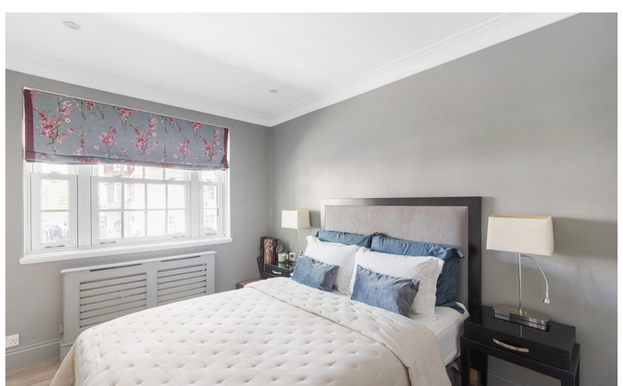
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Freehold

Guide Price: £2,800,000

THOUGHTFULLY CONFIGURED FOR MODERN FAMILY LIVING

The house has been designed with careful attention to detail to maximise both space and natural light throughout. The ground floor centres around a stunning open-plan kitchen and dining space, complemented by a cosy snug that enhances the sense of warmth and comfort. The room enjoys an abundance of natural light throughout the day, and the kitchen opens directly onto the garden, creating a seamless indoor-outdoor flow. The garden itself offers a wonderful sense of privacy, being surrounded by mature greenery. On the first floor, there is a more formal reception room with a feature fireplace and wonderful green views. The principal bedroom suite is also located on this level, offering generous built-in storage and a stylish en suite bathroom with a shower. The upper floor provides three further bedrooms, offering excellent flexibility, including two spacious double bedrooms and a third room that could be used as either a bedroom or a study.



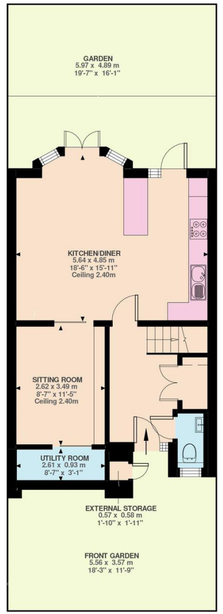


Melbury Road, W14

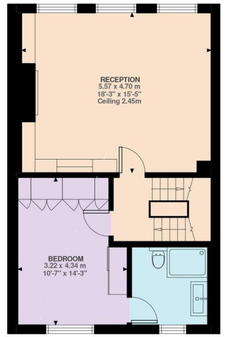
Approximate Gross Internal Area

154.34 SQ.M / 1661 SQ.FT

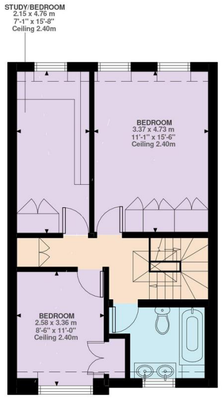
(EXCLUDING EXTERNAL STORAGE)
EXTERNAL STORAGE 0.37 SQ.M / 4 SQ.FT
INCLUSIVE TOTAL AREA 154.71 SQ.M / 1665 SQ.FT



Ground Floor
529 ft²



First Floor
573 ft²



Second Floor
560 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 154.34 sq m / 1661 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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