



Queensdale Road, W11

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A well-balanced four bedroom Victorian terraced home with private south facing patio garden over four storeys in a sought after Holland Park address.

The lower ground has a spacious open plan kitchen/dining area, with utility area and guest cloakroom to the rear of the house, leading on a terrace with stairs leading up to the sun trap patio garden which is paved and low maintenance.

The raised ground floor has a double reception room, open front to rear offering bright and spacious room for entertaining and relaxing.

The first floor sees the principal suite to the front of the house, with a further bedroom to the rear. There are two double bedrooms and a bathroom on the top floor, making the layout ideal for families.

Queensdale Road runs east-west from Princedale Road to St Ann's Villas, and is close to the transport links at Holland Park (Central Line) and Shepherds Bush (Central Line/Overground), the bars and cafes of Holland Park Avenue, the shops of Westfield and of course the open spaces of Holland Park itself.



Approx. Gross Internal Area
 189 sq m / 2034 sq ft
 Including limited use area 0.8 sq m / 9 sq ft



Terms

Tenure

Freehold

Local Authority

The Royal Borough of Kensington and Chelsea

EPC Rating

D

Council Tax Band

H

Listing

Not Listed

Conservation Area

Norland Conservation Area

Parking

Resident parking permit on street bays

Guide Price

£3,500,000 subject to contract

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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