



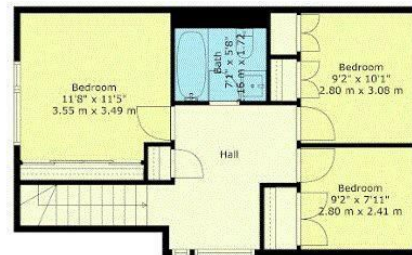
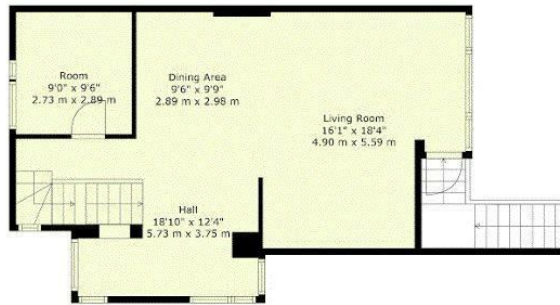
WOODSFORD SQUARE

HOLLAND PARK, W14 8DS

£2,850,000
FREEHOLD

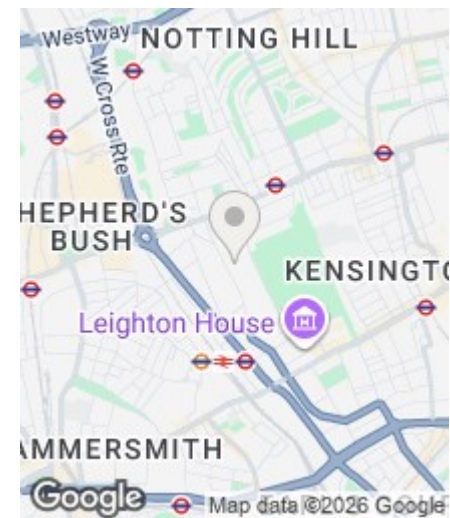
A coveted end of terrace, 5 bedroom family home with off-street parking and a garage, in Woodsford Square. Offered in excellent condition throughout, accommodation briefly comprises; entrance hallway with storage, ground floor WC, contemporary eat-in kitchen allowing access to the private garden, first floor drawing room, study, 5 bedrooms with built-in storage, Jack & Jill en-suite for the master and second bedrooms and a further family bathroom. There is also a useful garage and off-street parking. The end of terrace houses in Woodsford Square are larger than usual with extra space over the front door which in this instance is being used as a small gym space. Woodsford Square is a private development of townhouses located towards the northern end of Addison Road, convenient for the amenities of Holland Park. The development is popular with families due to the logical layout of the properties, off-street parking and communal gardens. There are fantastic shopping and dining opportunities nearby and in the wider Notting Hill and Kensington areas as well as transport links from Holland Park and Shepherd's Bush stations. Council Tax Band: H Tenure: Freehold EPC Rating: D

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TOTAL: 2241 sq. ft, 209 m2
 FLOOR 1: 493 sq. ft, 46 m2, FLOOR 2: 654 sq. ft, 61 m2, FLOOR 3: 547 sq. ft, 51 m2, FLOOR 4: 547 sq. ft, 51 m2
 EXCLUDED AREAS: GARAGE: 119 sq. ft, 11 m2, PATIO: 255 sq. ft, 24 m2

This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gia), Are Approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: H

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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