



Queensdale Place, W11

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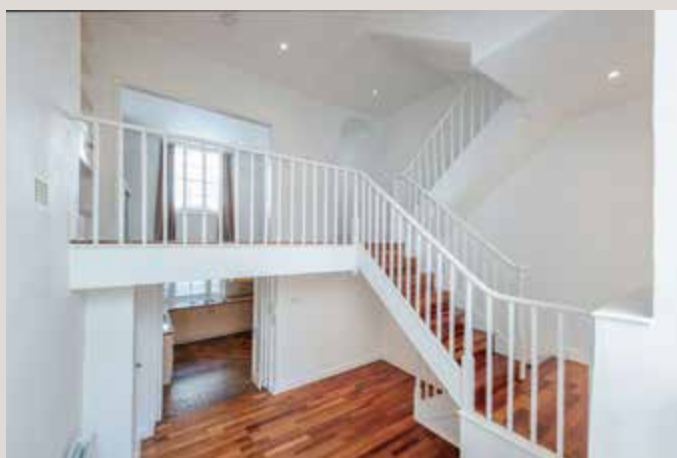
A well-presented three bedroom Victorian terraced house over four floors with an attractive west facing 31ft private garden.

The lower ground floor kitchen leads onto a split level reception room and dining room, the latter in a rear extension which opens directly out onto the garden.

The first floor comprises two bedrooms, with a bathroom on the half-landing approaching it. The largest bedroom is on the top floor, with built in storage and an en-suite bedroom.

The garden to the rear is mostly paved, with a raised deck seating area perfect for making the most of the westerly aspect.

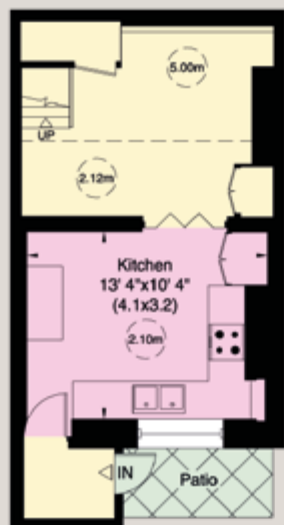
Queensdale Place is a quiet cul-de-sac close to the local shopping and transport facilities of Holland Park Avenue and the Westfield complex, with excellent transport links by road and rail to the West End, the City and out of town to the west.



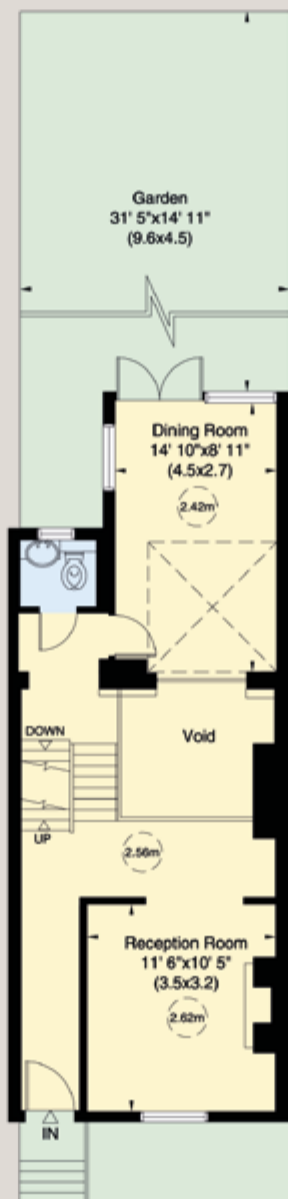
Approx. Gross Internal Area

135 sq m / 1,455 sq ft Including under 1.5m

130 sq m / 1,398 sq ft Excluding under 1.5m



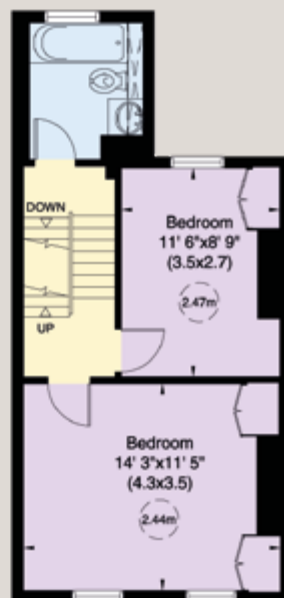
Lower Ground Floor



Upper Ground Floor



Second Floor



First Floor



Terms

Tenure

Freehold

Local Authority

The Royal Borough of Kensington and Chelsea

Council Tax Band

H

EPC Rating

D

Listing

Not Listed

Conservation Area

Norland Conservation Area

Parking

Resident parking permit on street bays

Guide Price

£2,250,000 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

JOHN WILCOX
& Co.

020 7602 2352

www.johnwilcox.co.uk