

PORTLAND ROAD





## Portland Road, W11

An exceptional period family home on this sought after street in Holland Park with outstanding proportions, excellent entertaining space and a lovely private garden. This well-presented property extends to 2,634 sq ft (244 sq m) and benefits from an elegant drawing room on the raised ground floor with period features and two marble fireplaces. There is also a study on this level with doors onto a terrace which overlooks the garden. There is a superb open-plan kitchen with generous living and dining space on the lower ground floor and, in addition, a second study area, large double bedroom and bathroom, perfect for a nanny or guest. On the first floor there is an excellent master suite as well as a further bedroom, with a further two double bedrooms and a bathroom on the second floor. Portland Road is an extremely popular residential address with the shops, cafes and restaurants at Clarendon Cross and Holland Park Avenue just moments away. Holland Park station offering the Central Line tube is just a short walk and the green spaces of Holland Park are also nearby.



















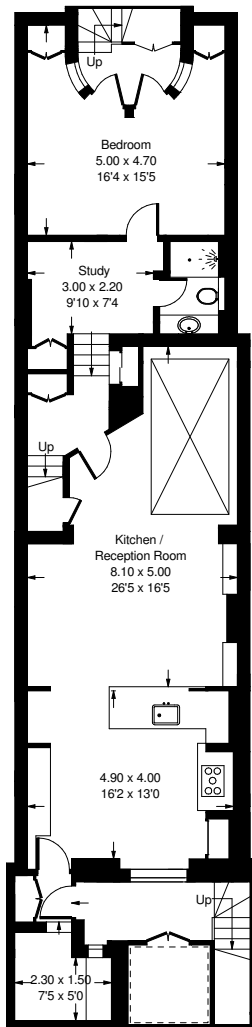




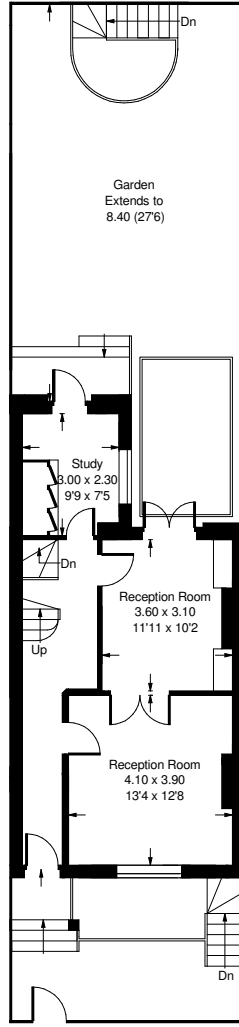




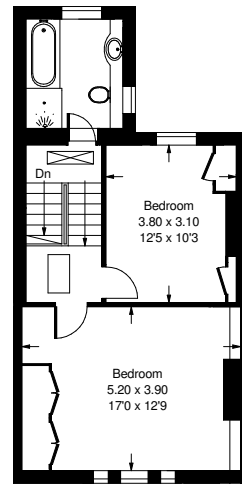




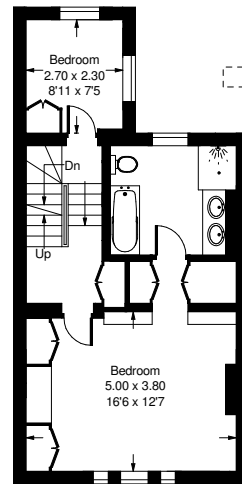
Lower Ground Floor



Raised Ground Floor



Second Floor



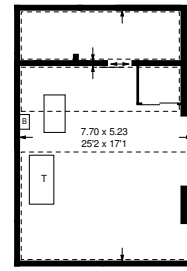
First Floor

Approx. Gross Internal Area  
= 244.9 m<sup>2</sup> / 2634 ft<sup>2</sup>

Plus loft space of circa 436 sq ft  
in total, including restricted height



= Reduced headroom below 1.5 m / 5'0



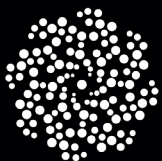
Loft



## Portland Road, W11 - Freehold

Local Authority **Royal Borough of Kensington & Chelsea**

- Five Bedrooms
- Three Bathrooms
- Double Reception Room
- Family Room/Dining Room
- Open-Plan Kitchen
- Utility Room
- Two Studies
- Private Garden
- EPC Rating: C
- Council Tax Band: H



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