

Princedale Road

NOTTING HILL W11





WELL LOCATED ON THE BORDER OF NOTTING HILL AND HOLLAND PARK, THIS IS A MOST CHARMING INTERIOR DESIGNED 4 BEDROOM HOUSE IN A QUIET YET CONVENIENT LOCATION WITH A PRETTY OUTLOOK AND PRIVATE ROOF TERRACE OFFERING SUPERB VIEWS OVER WEST LONDON.



The house is entered on the ground floor where there is an entrance lobby leading through to a very attractive sitting room. A fireplace with surround provides a focal point for the room, perfect in which to relax and entertain. Moving through the house, there is a central staircase with useful utility room positioned opposite, through which the downstairs guest cloakroom is accessed, and storage cupboard. Overlooking Pottery Lane to the rear is a fully fitted modern kitchen which provides ample space for a large dining table. On the first floor, there are 3 good double bedrooms of roughly equal size, supported by a family bathroom. Of particular note is the skylight above the stairs which allows for natural light to pleasingly flow down through the centre of the house. On the second floor is a spacious master bedroom with walk through dressing area and en-suite bathroom (bath and separate free standing shower). The house is completed by a stunning roof terrace measuring 23 ft by 15 ft. This is an oasis of calm and not being overlooked, benefiting from East, South and West aspects so is able to catch the sun all day.



Accommodation

Entrance Lobby • Sitting Room

Kitchen and Dining Room • Utility Room

Guest Cloakroom • Master Bedroom

Walk Through Dressing Area • En – Suite Bathroom

3 Further Double Bedrooms

Family Bathroom • Roof Terrace

Princedale Road is a sought after street, just off Holland Park Avenue. The position of the house is such that the front rooms look down Princes Place, providing a sense of light and space, rather than directly facing another terrace of houses. Within easy reach are the vast array of amenities to be found in the immediate area. Holland Park underground station (Central Line) is 0.3 miles away and Notting Hill Gate (Central, District and Circle lines) is 0.7 miles away. The entrance to Holland Park itself is 0.4 miles away while Avondale Park is within 0.2 miles.

GROSS INTERNAL AREA

173.72 square metres
1,870 square feet



TERMS

Guide Price: £2,995,000

Tenure: Freehold.

Local Authority: The Royal Borough of Kensington and Chelsea



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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.