



Holland Park Avenue
Holland Park, W11

CHESTERTONS





Set behind its own private front door and occupying the upper floors of an attractive period building, this impressive four bedroom maisonette offers generous accommodation, high ceilings, a private roof terrace and an exceptional position in the heart of Notting Hill.

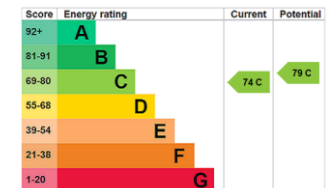
Arranged over three floors, the property is presented in good order throughout and offers bright, well balanced living space. The first floor is dedicated to the main entertaining areas, comprising an elegant reception room with high ceilings and excellent natural light, adjacent dining room, alongside a well appointed kitchen, creating an ideal layout for both everyday living and entertaining.

The upper floors provide four bedrooms, complemented by contemporary bath and shower rooms and excellent built in storage throughout. A private roof terrace offers a peaceful outdoor retreat, while the property's own street entrance enhances the feel of a traditional house, providing both privacy and independence.

Holland Park Avenue is ideally positioned for the boutiques, cafés and acclaimed restaurants of Notting Hill, Westbourne Grove and Holland Park. Notting Hill Gate Underground Station (Central, Circle and District lines) is just moments away, while the green open spaces of Holland Park and Kensington Gardens are within easy walking distance.

- Four-bedroom maisonette arranged over three floors with high ceilings
- Private street entrance offering house-like privacy and independence
- Bright first-floor entertaining space with reception, dining room, and kitchen
- Contemporary bath and shower rooms with built-in storage throughout
- Private roof terrace providing a peaceful outdoor retreat
- Prime location near Notting Hill Gate station, local amenities, and nearby parks

Asking Price £3,000,000



Tenure: Share of Freehold 99 years 4 months

Service Charge: Ad hoc

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: G

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