

Portland Road,
Holland Park



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& Parker

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A charming four-bedroom family home with a patio garden and wonderful roof terrace.

This fabulous four storey, 22' wide home, has excellent entertaining space spanning across the ground and lower ground floors, with a formal reception room on the raised ground floor which features a wonderful glass wall leading onto the patio garden.

There is then an open plan kitchen and sitting room on the lower ground floor, with a guest WC and utility room. On the upper levels, the principal bedroom occupies the full first floor with a large en-suite bath and shower room and there are three good sized bedrooms and a family bathroom on the top floor.

The house also benefits from a large roof terrace.



Location

Portland Road is within easy reach of the excellent shopping amenities of nearby Portobello Road and Westbourne Grove as well as the local transport facilities of Ladbroke Grove and Holland Park Avenue. The open spaces of Holland Park and Avondale Park and a number of excellent schools such as Wetherby, Pembridge Hall and Notting Hill Prep are also in close proximity.

Postcode region: W11

General

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

EPC Rating: D

Parking: RBKC permit parking

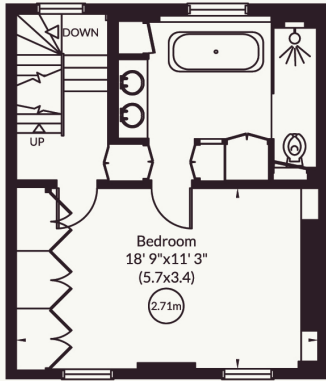
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,835 sq ft (170 sq m)
Excellent entertaining space
Four bedrooms
Patio garden
Roof terrace
Freehold

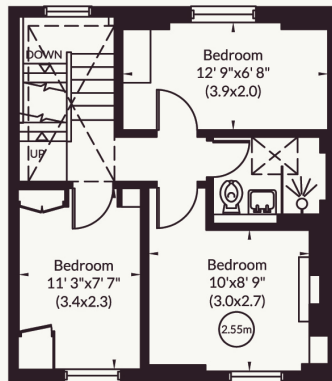
Guide price £3,000,000



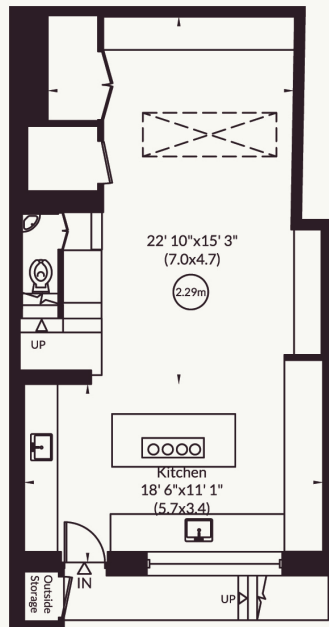
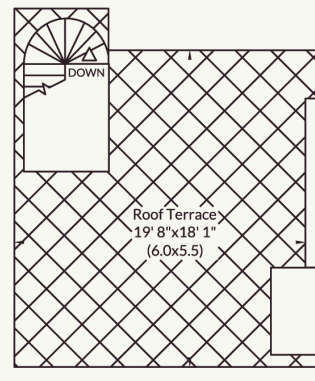
Approximate Gross Internal Area
170 sq m/ 1835 sq ft Including Outside Storages
Not to Scale, for identification only



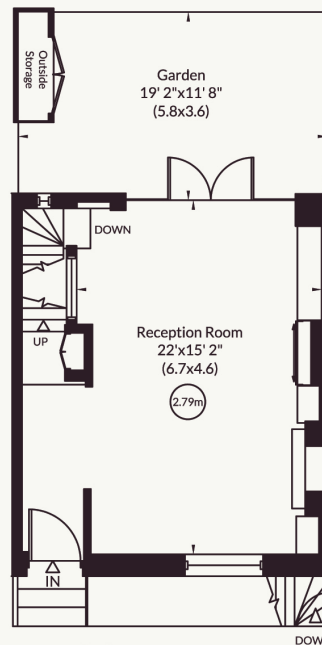
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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