



Queensdale Road

Holland Park, W11

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A beautiful, recently renovated five bedroom period house with a wonderful, 50ft private garden.

Providing newly refurbished, turnkey accommodation, this is a handsome period property presented in immaculate condition.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,496 SQ FT**



**ASKING PRICE  
£5,250,000**

### The property

There is excellent entertaining space with a large double drawing room and an open plan kitchen/family room on the lower ground floor leading onto the garden.

The upper three floors provide five double bedrooms, including a spacious principal suite with four further bedrooms sharing two further bathrooms.

This is a very good family house with good proportions, generous open plan living space and a large private garden.

### Location

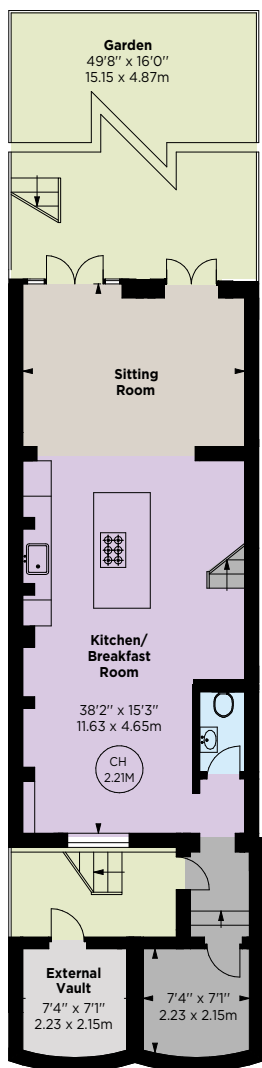
Queensdale Road is a very attractive address and this house is situated between Addison Avenue and Norland Square. The house is in a very convenient location benefiting from the excellent shopping and transport facilities of Holland Park Avenue and Notting Hill Gate and the green spaces of Holland Park are very nearby.



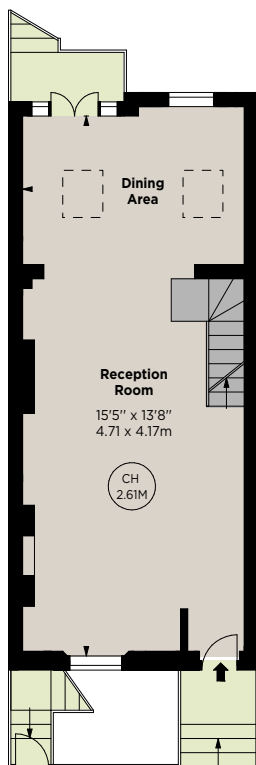






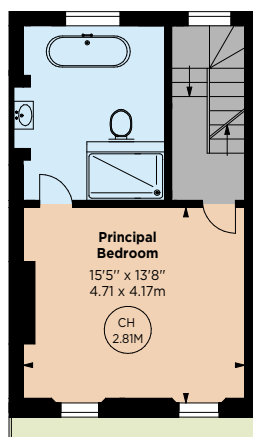


LOWER GROUND FLOOR

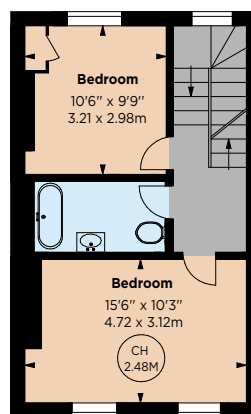


RASIED GROUND FLOOR

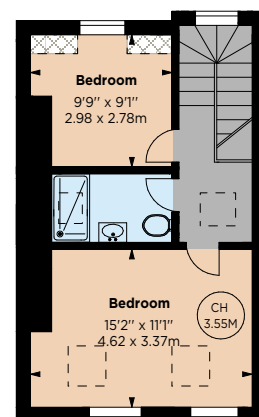
Key :  
CH - Ceiling Height  
- Under 1.5m



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## Floorplans

**Gross internal area 2,444 sq ft (227.11 sq m) excluding external vault, including 0.8 sq m of under 1.5m**

**Approximate external vault area 51 sq ft (4.8 sq m)**

**Total approximate gross internal area 2,496 sq ft (231.91 sq m)**

**For identification purposes only.**

## General

**Tenure:** Freehold

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC Rating:** C

**Parking:** Residential parking

**Broadband:** Available

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