



**Sirdar Road**  
Holland Park, W11

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

# A beautifully presented family house with excellent entertaining space and a charming west facing garden.

Laid out over just four floors, this impressive, non-basement, period house occupies approximately 2,373 sq ft and has wonderful natural light, open plan living accommodation and three large, en suite double bedrooms.



**3 RECEPTION  
ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,373 SQ FT**



**ASKING PRICE  
£2,750,000**

## The property

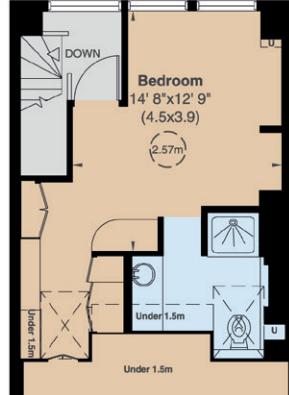
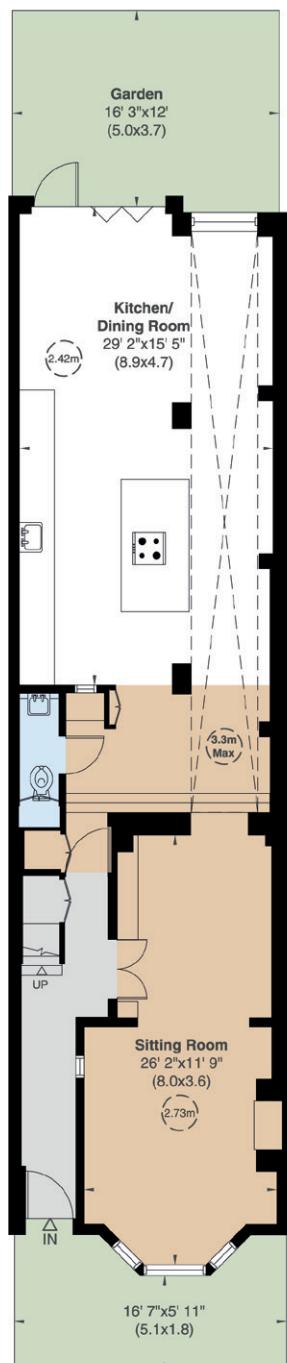
There is outstanding, open plan entertaining space on the ground floor leading onto a private west facing garden and a fabulous first floor studio/family room which provides additional flexible accommodation.

## Location

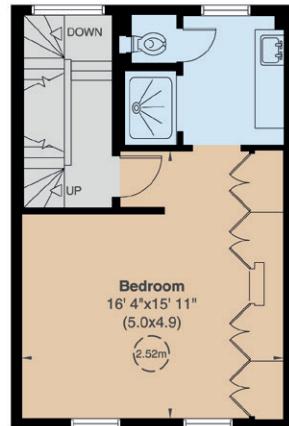
Situated in the Avondale Conservation Area, Sirdar Road is a tree lined address which benefits from the wonderful restaurants, shopping and transport facilities of Notting Hill, Holland Park and Westfield Shopping Centre. The green spaces of Avondale Park are moments away, providing two children's playgrounds, tennis courts and sports facilities. Kensington Leisure Centre is also very close by.







**Third Floor**



## Floorplans

### Gross internal area

2,459 sq ft (228 sq m) including under 1.5m

2,373 sq ft (220 sq m) excluding under 1.5m

For identification purposes only.

## General

**Tenure:** Freehold

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

**Council Tax:** Band F

**EPC Rating:** D

**Parking:** RBKC permit

**Broadband:** Available

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## Notting Hill

303 Westbourne Grove, London, W11 2QA

**020 7221 1111**

[nottinghill@struttandparker.com](mailto:nottinghill@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



**@struttandparker**

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