



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

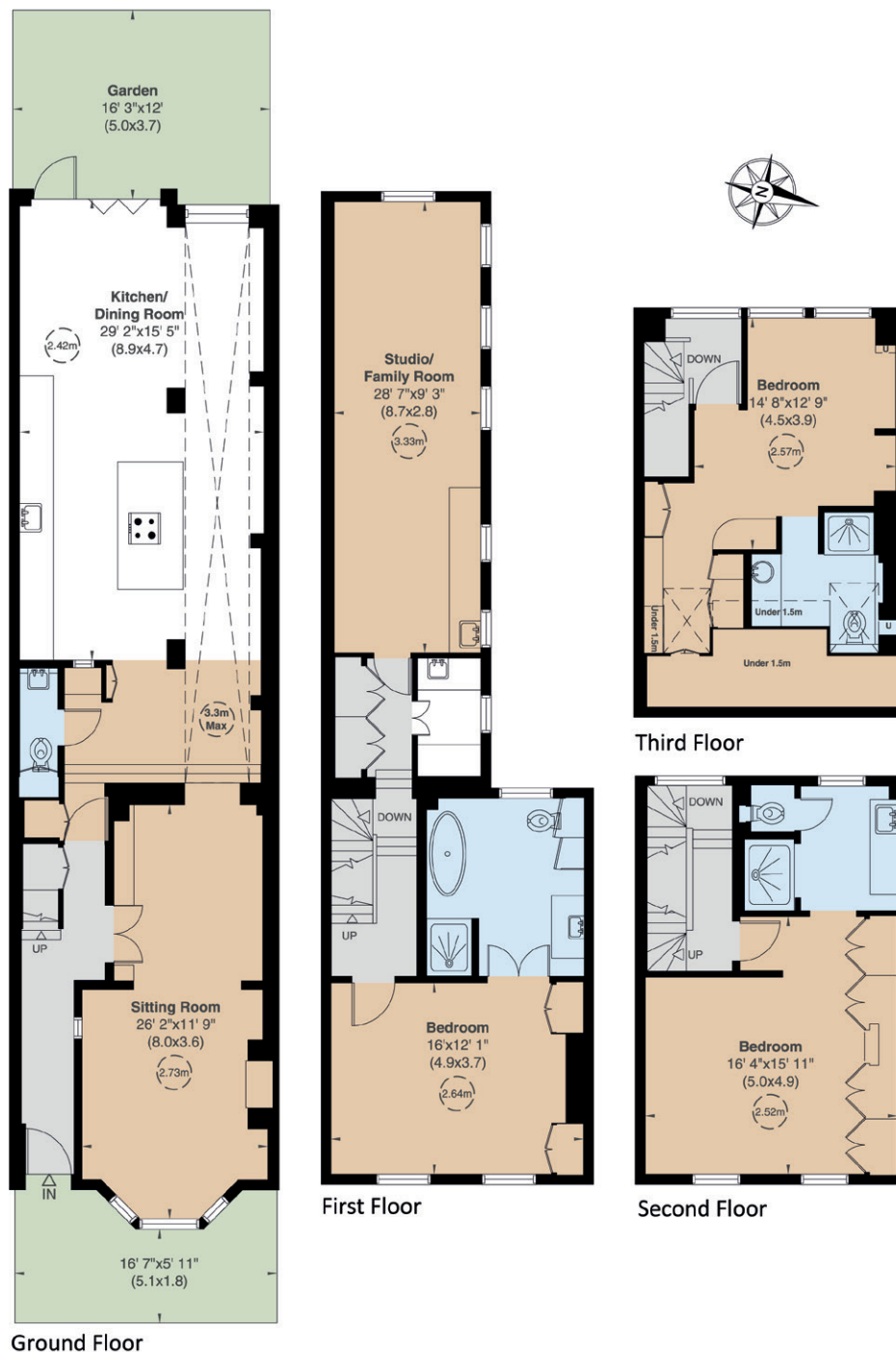
There is outstanding, open plan entertaining space on the ground floor leading onto a private west facing garden and a fabulous first floor studio/family room which provides additional flexible accommodation.

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.







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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