



St Anns Road,
Holland Park, W11

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**STRUTT
& PARKER**

BNP PARIBAS GROUP



St Anns Road, Holland Park, W11

A superb period house, expertly designed for elegant modern living.

This fabulous four storey home boasts multiple open-concept living spaces which span across the ground and lower ground floors, seamlessly expanding out onto the stunning 36' split level garden through glass doors on both levels. The principal bedroom occupies the full first floor with a dressing room, en suite shower room and wonderful decked terrace overlooking the beautiful garden below. There are two further double bedrooms on the top floor which share a family bathroom.

St Anns Road is a tree lined, residential street in Holland Park. The house is ideally located for the supermarkets, coffee shops and restaurants of Holland Park Avenue as well as a number of highly regarded local schools and the open spaces of Holland Park. Holland Park underground station (Central Line) is 0.5 miles away, Latimer Road Station is 0.4 miles away (Hammersmith & City and Circle Lines) and Shepherds Bush station is 0.3 miles away (Central Line and London Overground).

Double reception room | Kitchen | Dining/sitting room | Three bedrooms | Two bath/shower rooms | Guest WC | Terrace | Garden | EPC Rating C



Terms

Tenure: Freehold

Council Tax: Band G

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £2,500,000



Approximate gross internal area 1,775 sq ft (164.9 sq m)
 Outside storage/bin store 25 sq ft (2.3 sq m)
 Total 1,800 sq ft (167.2 sq m)
 Including limited use area 40 sq ft (3.7 sq m)
 For identification purposes only.



IMPORTANT NOTICE

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