

St. Anns Road, Notting Hill W11



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This superb period property is arranged over four floors offering impressive volume throughout with fantastic balance of living space.

Three elegant French windows lead out of the double reception over what must be the finest garden aspect in Holland Park. With an open-plan kitchen/reception also leading to the garden, the perfect space for entertaining.

The bedrooms occupy the two upper floors with the main bedroom situated on its own floor and accommodating a spacious dressing area, en suite bathroom and direct access to a wonderful decked terrace.

A beautifully bright and spacious house.



Guide price: £2,650,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

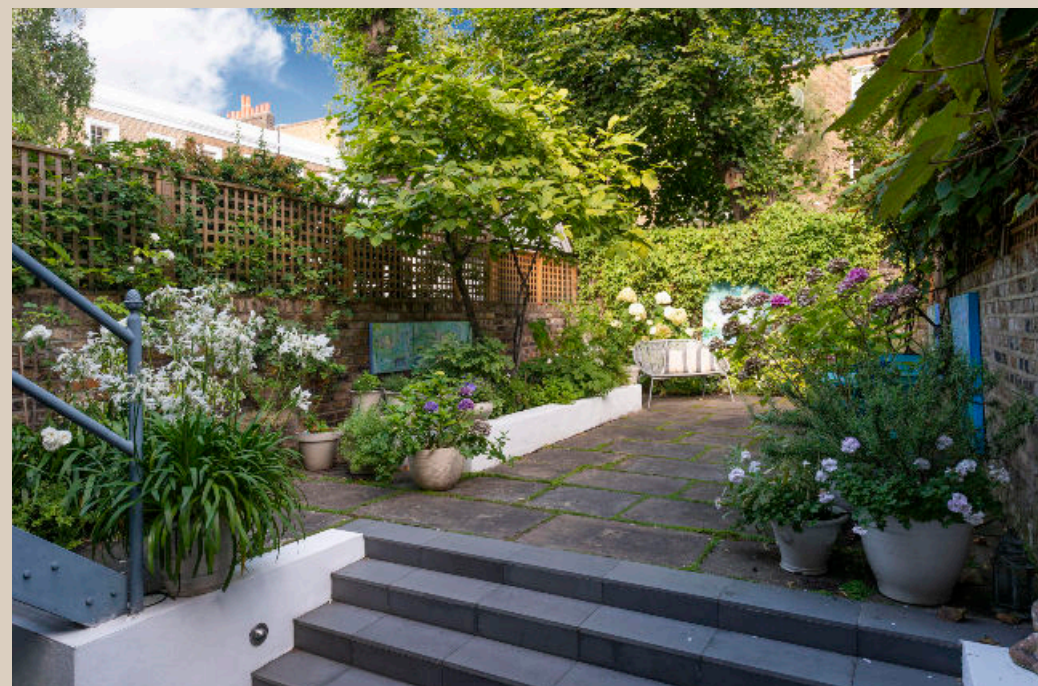
Council tax band: G

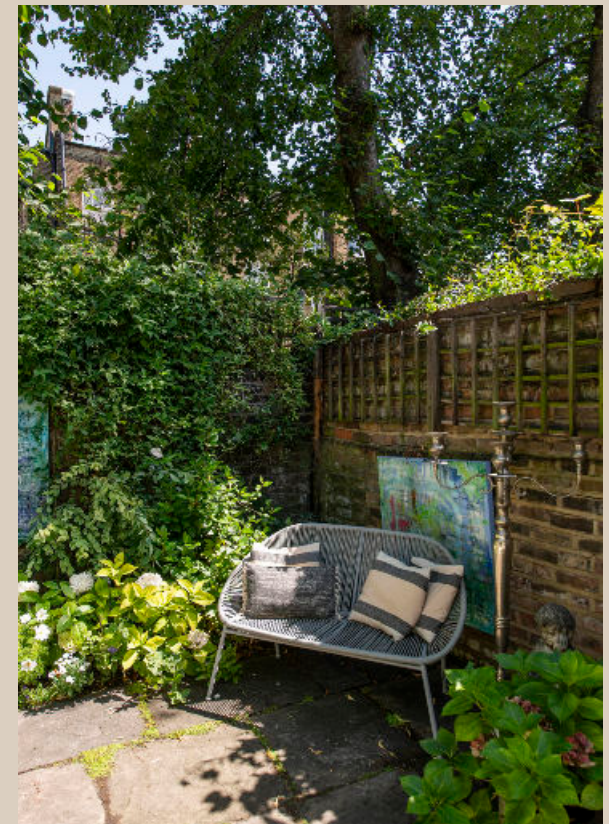
Location Description

St Anns Road is in proximity to excellent local amenities of Holland Park Avenue and within walking distance of Westfield Shopping Centre.

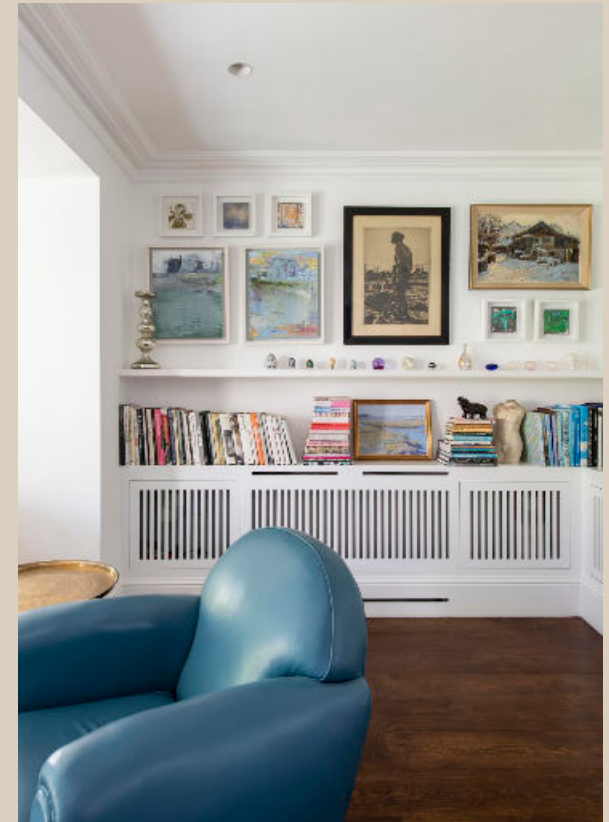
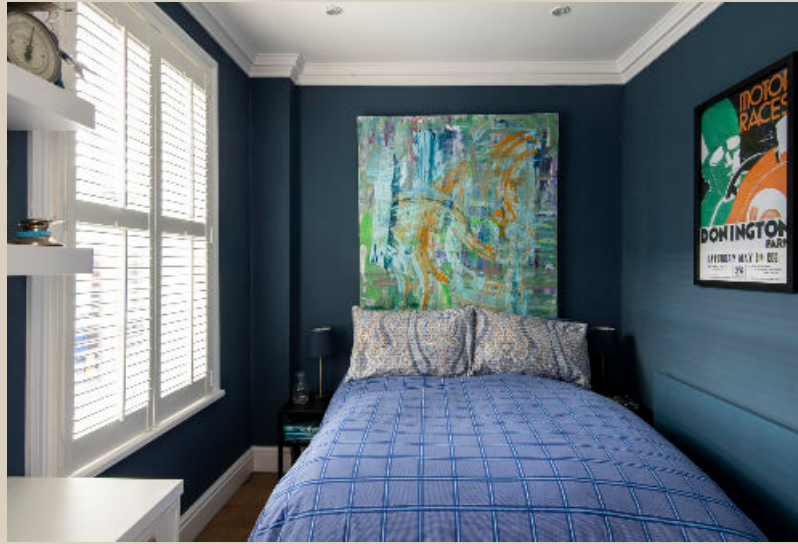
The nearest Underground station is Holland Park (Central Line) providing access to Central London.

Green spaces of Holland Park are also within short reach.

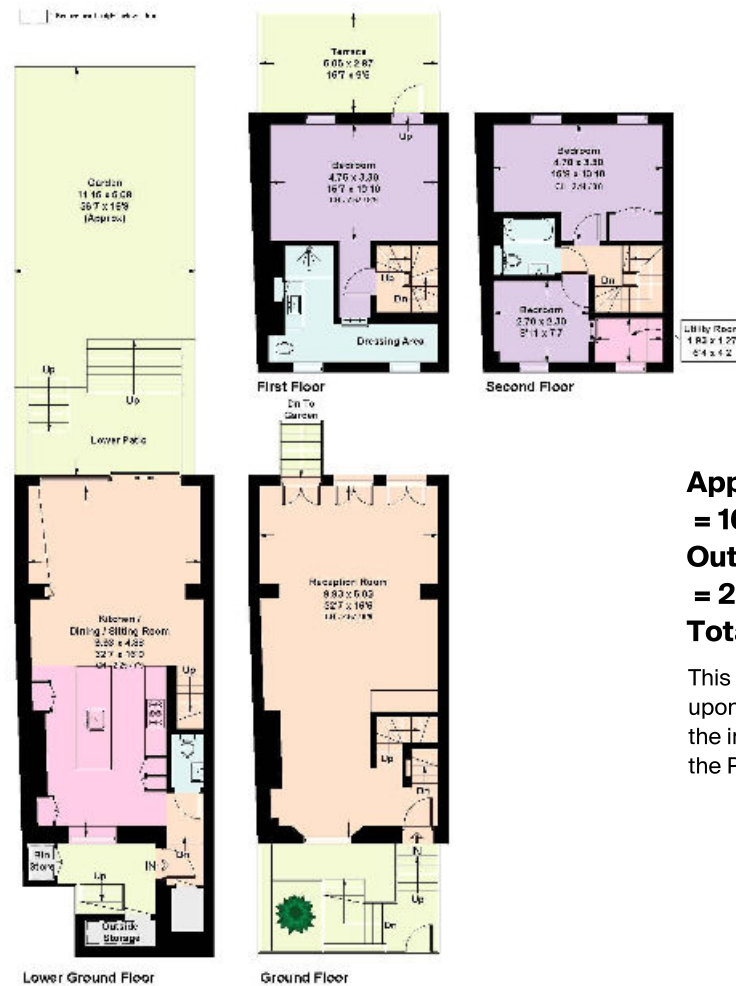








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Approximate Gross Internal Floor Area = 164.9 sq m / 1775 sq ft.
Outside storage space/ Bin store = 2.3 sq m / 25 sq ft.
Total = 167.2 sq m / 1800 sq ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Notting Hill
 294 Westbourne Grove
 London W11 2PS

We would be delighted to tell you more
Jack Thomas
 020 3910 9732
 jack.thomas@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated August 2023. Photographs and videos dated August 2023.

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