



PORTLAND ROAD, HOLLAND PARK, W11
£3,500,000

Carter Jonas

PORTLAND ROAD, HOLLAND PARK, W11

Beautiful freehold 4 bedroom home with roof terrace on a quiet residential road in Holland Park. EPC rating: D.

A fantastic opportunity to acquire a large freehold house full of period features such as high ceilings and large windows bringing in plentiful natural light. There is scope for modernisation to create a beautiful Holland Park family home. EPC rating: D

This family home is spread across four floors with an easily maintained garden and roof terrace.

On entrance, you are welcomed with a bright and spacious dual reception room, which leads onto a lovely separate sun room ideal for reading a good book or looking onto your picturesque garden.

From here, you head down the spiral staircase. The lower ground floor comprises a large dining area with French doors onto the garden, a beautifully designed family kitchen and a separate utility and WC area.

The first floor comprises the master bedroom with an excellent en-suite bathroom containing an abundance of storage; there is also a separate study situated on the half landing.

Moving up to the second floor, you have a bathroom on this half landing. There are three further bedrooms and additional built in storage.

There is potential to add a solid staircase from this floor in order to access the roof terrace more easily, subject to planning

AMENITIES

- 4 bedrooms
- 3 bathrooms
- 1900 square feet
- Garden

TENURE Freehold

LOCAL AUTHORITY Kensington & Chelsea Borough Council

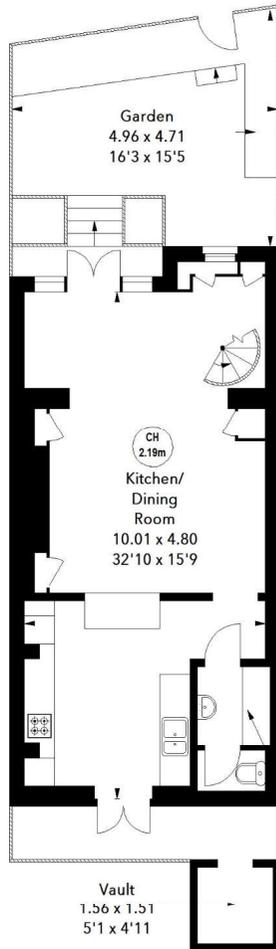
EPC BAND D

BEAUTIFUL FREEHOLD 4 BEDROOM HOME WITH ROOF TERRACE ON A QUIET RESIDENTIAL ROAD IN HOLLAND PARK. EPC RATING: D.



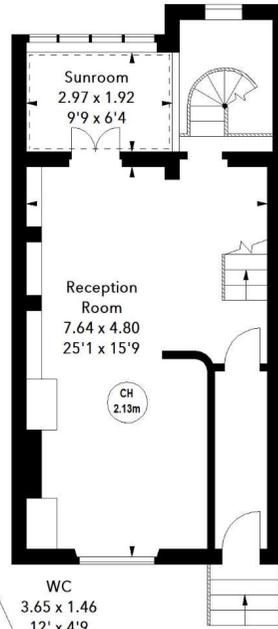


Portland Road, W11
 Approximate Area = 182.92 sq m / 1969 sq ft
 (Including Vault)
 Vault Area = 2.32 sq m / 25 sq ft

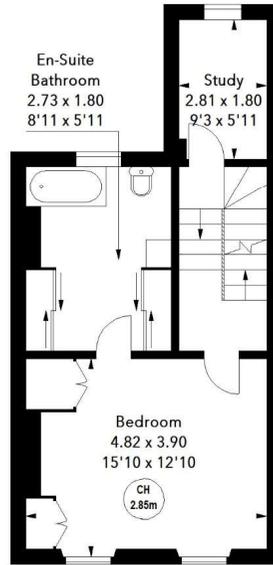


Lower Ground Floor
 Approx. 48.40 sq m / 521 sq ft

Key :
 CH - Ceiling Height



Raised Ground Floor
 Approx. 48.68 sq m / 524 sq ft



First Floor
 Approx. 41.62 sq m / 448 sq ft



Second Floor
 Approx. 41.90 sq m / 451 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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