



St James's Gardens Holland Park, W11

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PET FRIENDLY

A wonderfully wide period house on the preferred south side of this exclusive residential garden square in the heart of Holland Park.

The accommodation includes a superb double reception room on the raised ground floor, a huge open plan kitchen/family room leading out to the 64ft south facing garden at lower ground floor level and four/five bedrooms and two bathrooms on the upper floors. It also has access to the lovely communal garden square.

The cafes, shops and tube station on Holland Park Avenue are all within a few minutes' walk, as is Westfield.

NB – photographs as previously furnished

Terms

Rent £4,250 per week / £18,416.67 per calendar month

Furniture Unfurnished

Availability Mid July 2023

Council Tax Band G

Local Authority The Royal Borough of Kensington and Chelsea

EPC Rating E





Approx. Gross Internal Area

253.5 sq m / 2,728 sq ft Excluding Void

2.9 sq m / 31 sq ft Reduced Headroom

256.4 sq m / 2759 sq ft Including Reduced Headroom

Reduced headroom below 1.5m / 5'0"



The accommodation comprises

- Master bedroom with en-suite bathroom
- 4 further bedrooms and 2nd family bathroom
- Double reception room
- Kitchen family room leading straight out to the garden
- Study
- 64ft south facing garden
- Access to lovely communal garden

For clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings

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