

St James's Gardens, W11



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A handsome Grade II listed early Victorian house over four floors with a beautiful south facing private garden, situated on the south-east section of this ever-popular garden square, which residents of the square have access to.

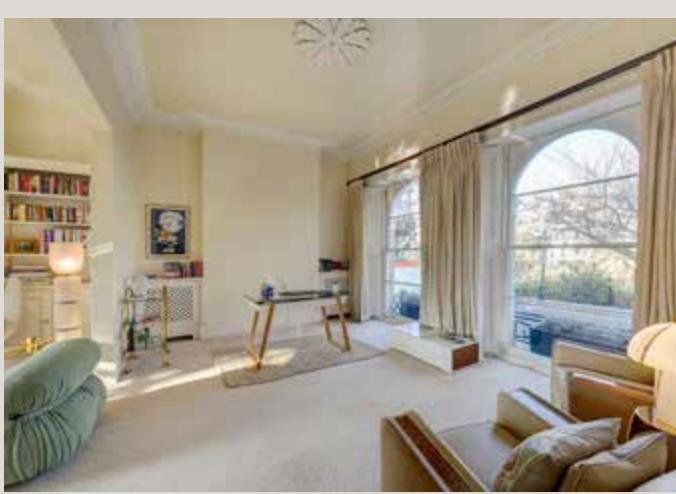
With a superb master suite over the entire first floor, and two further double bedrooms and bathrooms on the second floor.

St James's Gardens is only a few minutes' walk from Holland Park Underground Station (Central Line) and all the shops, restaurants and cafe culture on Holland Park Avenue. The open spaces of Holland Park are within an easy walk, as is the Westfield shopping complex.

The accommodation comprises

- Three bedrooms
- Three bathrooms
- Double reception room
- Kitchen
- Dining room
- Guest w/c
- South facing garden
- Summer house
- Grade II Listed





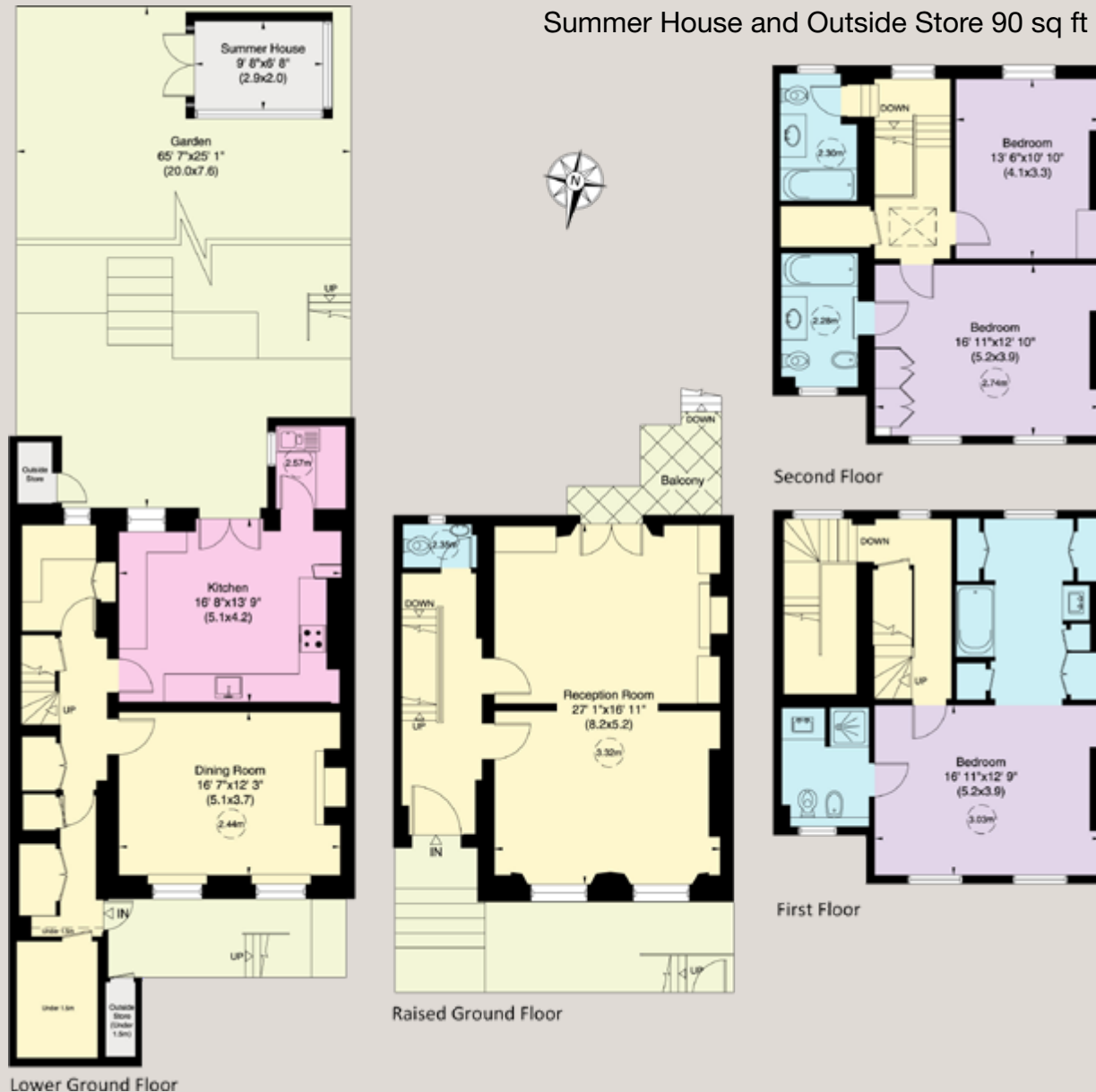
Approx. Gross Internal Area

House 2,533 sq ft (236 sq m)

Under 1.5m 59 sq ft (5 sq m)

Total 2,592 sq ft (241 sq m)

Summer House and Outside Store 90 sq ft (8 sq m)



Terms

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

EPC Rating D

Council Tax Band H

Price £5,850,000 subject to contract

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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