

Woodsford Square, w14



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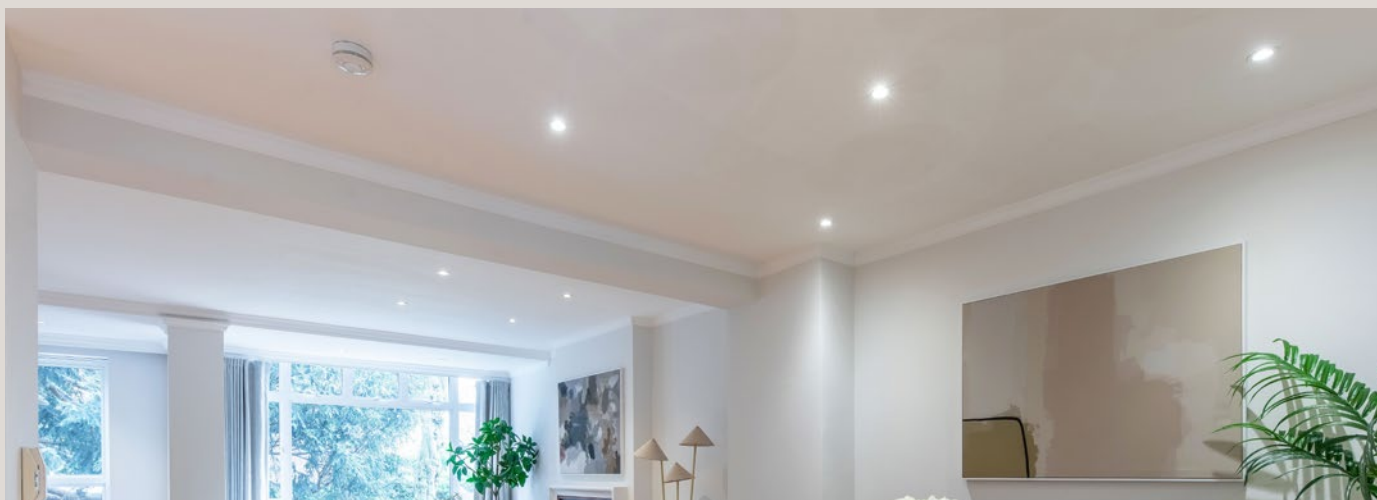
A superb five-bedroom family home on four floors with integral garage and a parking space. The house has in recent years been fully refurbished, is well laid out and is ready to move in to.

The ground floor has an integral garage, with utility room and w/c. A garden room to the rear opens out onto the east facing garden, with direct access to the communal gardens. A bright first floor reception room overlooks the gardens to the rear, with the kitchen at the front. Five bedrooms and three bathrooms completes the family-friendly layout.

Woodsford Square is an extremely popular and award-winning development of town houses. It is located towards the northern end of the prestigious Addison Road, and Holland Park Avenue with its many cafés, shops and restaurants is moments away as is Westfield and the open spaces of Holland Park.

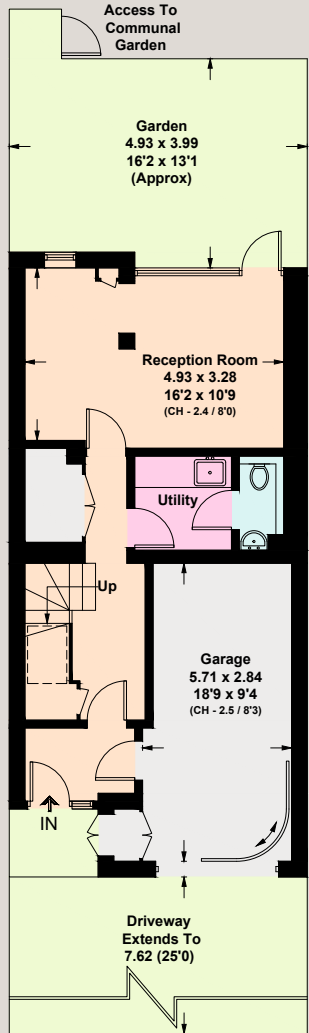
Terms

Tenure	Freehold
Local Authority	Royal Borough of Kensington and Chelsea
Council Tax Band	H
EPC Rating	C
Listing	Not Listed
Construction	Standard
Conservation Area	Holland Park Conservation Area
Parking	Off street parking space, integral garage & via RBKC parking permits
Estate Charge	Circa £3000 per annum
Guide Price	£3,250,000 subject to contract

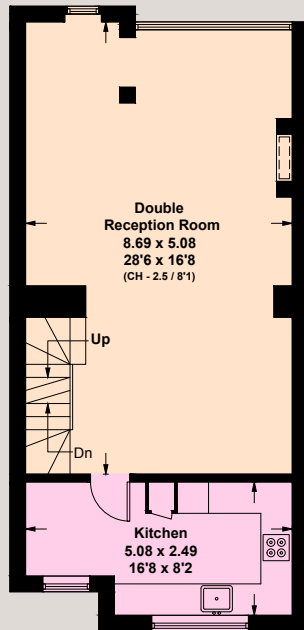




Approx. Gross Internal Area
 210.4 sq m / 2265 sq ft
 Including Limited Use Area (4.7 sq m / 50 sq ft) and Garage

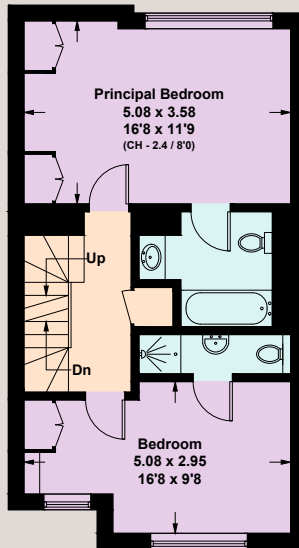


Ground Floor

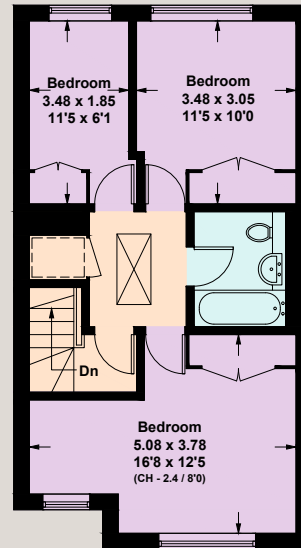


First Floor

= Reduced head height below 1.5m



Second Floor



Third Floor



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

Joint Sole Agents



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