



**Norland Square,**  
W11



# Norland Square

## W11

A mid-terrace Victorian house over six floors facing south over the communal gardens of Norland Square, fully extended and immaculately refurbished, offering a substantial turn-key family home of enormous quality.

There are four double en-suite bedrooms, including the entire second-floor given over to the master suite, and an additional guest/staff suite on the lower ground floor.

The raised ground floor kitchen is beautifully appointed, with a very practical breakfast bar/central island, AGA and bespoke units. The dining room is adjoining, with an office to the rear leading out to the patio area, and the 74' rear garden.

The first-floor reception room has views south over the communal gardens, to which the house qualifies for access. The gardens have the benefit of a tennis court and children's play area.

Air conditioning is installed in the principal rooms.

Norland Square is one of the most sought after communal garden squares in Holland Park and is only moments away from the many and varied local shops and excellent transport links at Holland Park Avenue, the Underground Station (Central Line) providing direct access to the City and West End. The Overground Line at the nearby Westfield Centre offers a direct link to Clapham Junction.





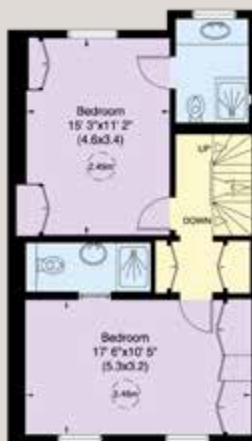




Lower Ground Floor



Ground Floor



Third Floor



First Floor



Fourth Floor



Second Floor

### Approx. Gross Internal Area

3,774 sq ft (351 sq m) including Under 1.5m, Vault and Outside Storage

3,538 sq ft (329 sq m) excluding Under 1.5m, Vault and Outside Storage

The accommodation comprises

- Four double en-suite bedrooms, including master suite
- Additional guest/staff suite on lower ground floor
- 1st floor reception room
- Raised ground floor kitchen/dining room
- Office
- Additional reception room/play room
- Guest cloakroom
- Utility room
- Patio with external kitchen area
- Air conditioning in principal rooms
- 74' garden

### Terms

**Tenure** Freehold

**EPC Rating** D

**Local Authority** The Royal Borough of Kensington and Chelsea

**Price** £8,000,000 subject to contract

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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