



Norland Square, W11

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A superbly presented Grade II listed mid-terrace Victorian house over six floors facing south over the communal gardens of Norland Square.

Having been refurbished thoughtfully to include air conditioning throughout the upper floors, the house offers a substantial turn-key family home of enormous quality.

With four double en-suite bedrooms, including the principal suite over the entire second-floor, 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 a study to the rear leading out to the patio area, and the 79' 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.

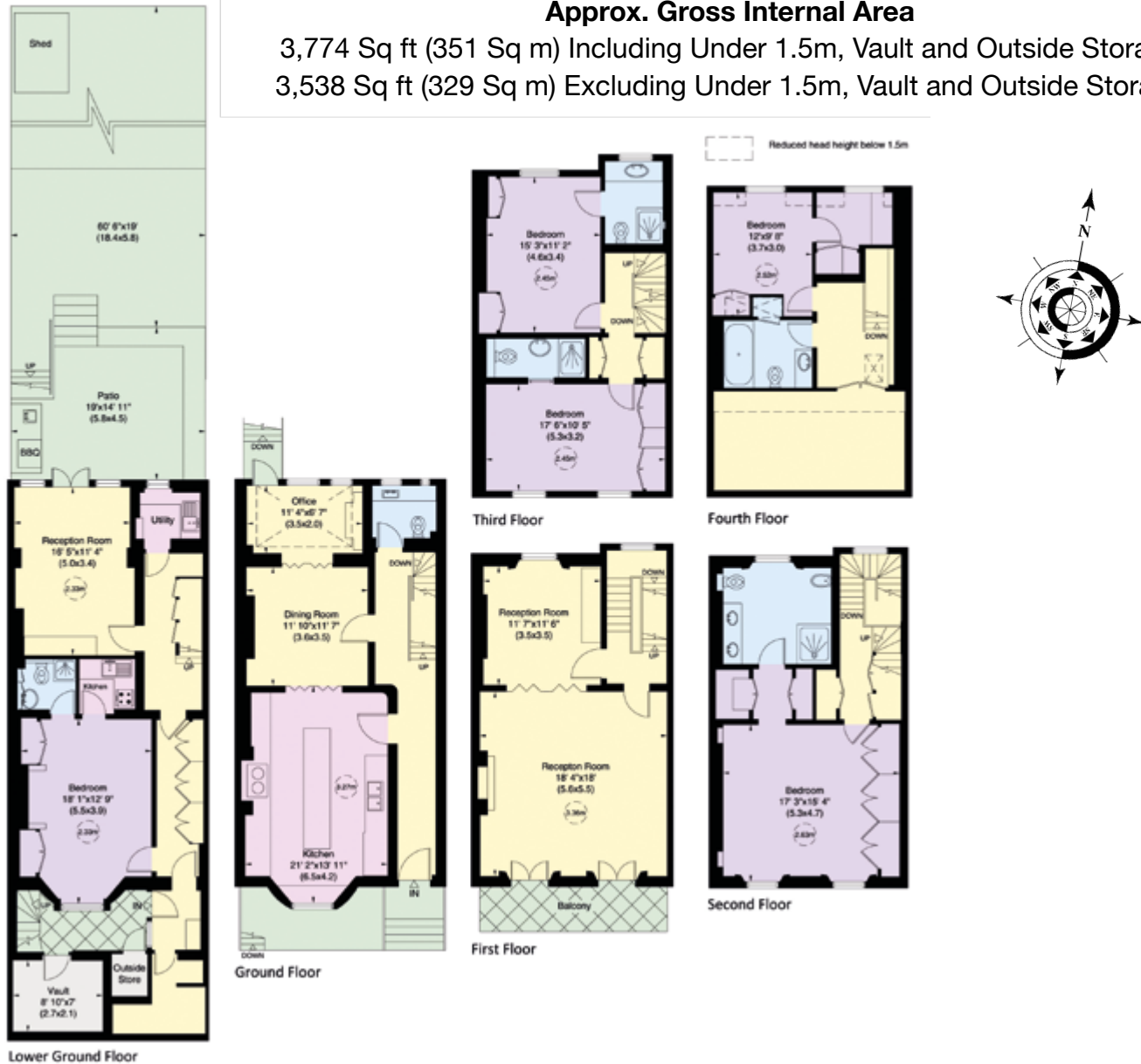
Norland Square is one of the most sought after communal garden squares in Holland Park and is only moments away from the many and varied local shops and excellent transport links at Holland Park Avenue, the Underground Station (Central Line) providing direct access to the City and West End. The Overground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





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



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Terms

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band H

EPC Rating D

Guide 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