



**Queensdale Road W11**

# Queensdale Road W11

A lovely family home on Queensdale Road with three double bedrooms (and possibly two more), a secluded rear garden and half-landings throughout.

The accommodation offers:

- Spacious open plan kitchen (Bulthaup) breakfast room with a separate utility room
- Half-landing dining room (4m ceiling height with a huge sky light) with double doors out to the wonderfully secluded and private rear garden
- 24' drawing room & separate study
- 24' master bedroom and en-suite bathroom
- 2 further double bedrooms and bathrooms (one en-suite)
- Dressing room and study on half landings – both of which could easily be bedrooms

Queensdale Road is in the heart of Holland Park and is close to the transport links at Holland Park (Central Line) and Shepherds Bush (Central Line/Overground), the bars and cafes of Holland Park Avenue, the shops of Westfield and of course the open spaces of Holland Park itself.





## Approx. Gross Internal Area

229 sq m / 2,460 sq ft



### Terms

**Tenure** Freehold

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

**EPC Rating** D

**Council Tax Band** H

**Listing** Not Listed

**Conservation Area** Norland Conservation Area

**Parking** via RBKC parking permits

**Asking Price** £4,350,000 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.

