



Penzance Place, Holland Park, W11

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Penzance Place, Holland Park, W11

A three-bedroom family home with large roof terrace on this desirable Holland park address.

This unique, wide house has excellent entertaining space over the ground and lower floors, with a spacious kitchen/dining room, patio and two further reception rooms. On the upper floors there is a principal bedroom with separate bathroom/dressing area and two further bedrooms with en suite bathroom/shower rooms. The house also benefits from ample storage, two cloakrooms, a utility and an outstanding south west facing roof terrace with far reaching views.

Penzance Place is a delightful, sought after location and benefits from the excellent shopping facilities of Clarendon Cross and transport links of Holland Park Avenue. The green spaces of Holland Park are also nearby.

Entrance hall | Two reception rooms | Kitchen/
dining room | Three bedrooms | Two bathrooms
Shower room | Two cloakrooms | Utility | Pantry
Patio | Roof terrace
EPC Rating E



Terms

Tenure: Freehold

Council Tax: Band H

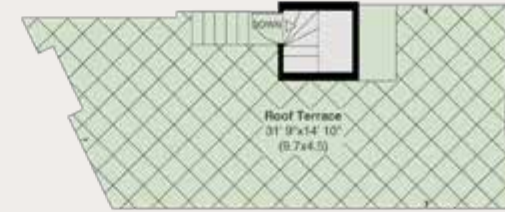
Local Authority: The Royal Borough of
Kensington and Chelsea

Asking Price: £2,995,000

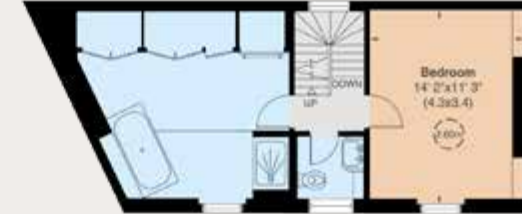




Approximate gross internal area 1,897 sq ft (176 sq m)
For identification purposes only.



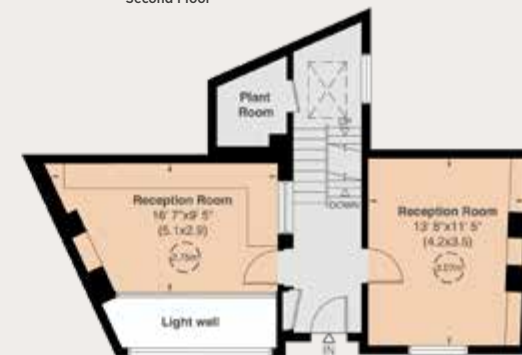
First Floor



Second Floor



Lower Ground Floor



Ground Floor

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

