



St Ann's Villas, Holland Park, W11

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BNP PARIBAS GROUP

# St Ann's Villas, Holland Park, W11

An impressive four bedroom family home with a large west facing garden.

Located on the corner of St Ann's Villas and Queensdale Road, this outstanding, handsome house was built in 1845 in the Tudor-Gothic style and offers excellent entertaining space.

There are two large reception rooms on the raised ground floor, with a further reception room on the lower ground floor leading to an open plan kitchen/dining room with glass sliding doors which open onto a fabulous west facing garden.

There are four spacious bedrooms and three bath/shower rooms, with a guest cloakroom and utility room. The house has been thoughtfully refurbished, with ample natural light and proportions throughout.

St Ann's Villas is a tree lined, residential street in Holland Park. The house is ideally located for the supermarkets, coffee shops and restaurants of Holland Park Avenue as well as a number of highly regarded local schools. Holland Park underground station (Central Line) and the green open spaces of Holland Park are also situated close by.

Entrance hall | Three reception rooms | Kitchen/dining room | Four bedrooms | Three bath/shower rooms | Utility room | Guest cloakroom | Loft storage | Garden  
EPC Rating D

## Terms

**Tenure:** Freehold

**Council Tax:** Band H

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

**Asking Price:** £5,500,000













Approximate gross internal area  
 3,272 sq ft (304 sq m) Including Under 1.5m  
 3,479 sq ft (323 sq m) Including Under 1.5m and Loft  
 For identification purposes only.



## Notting Hill

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