







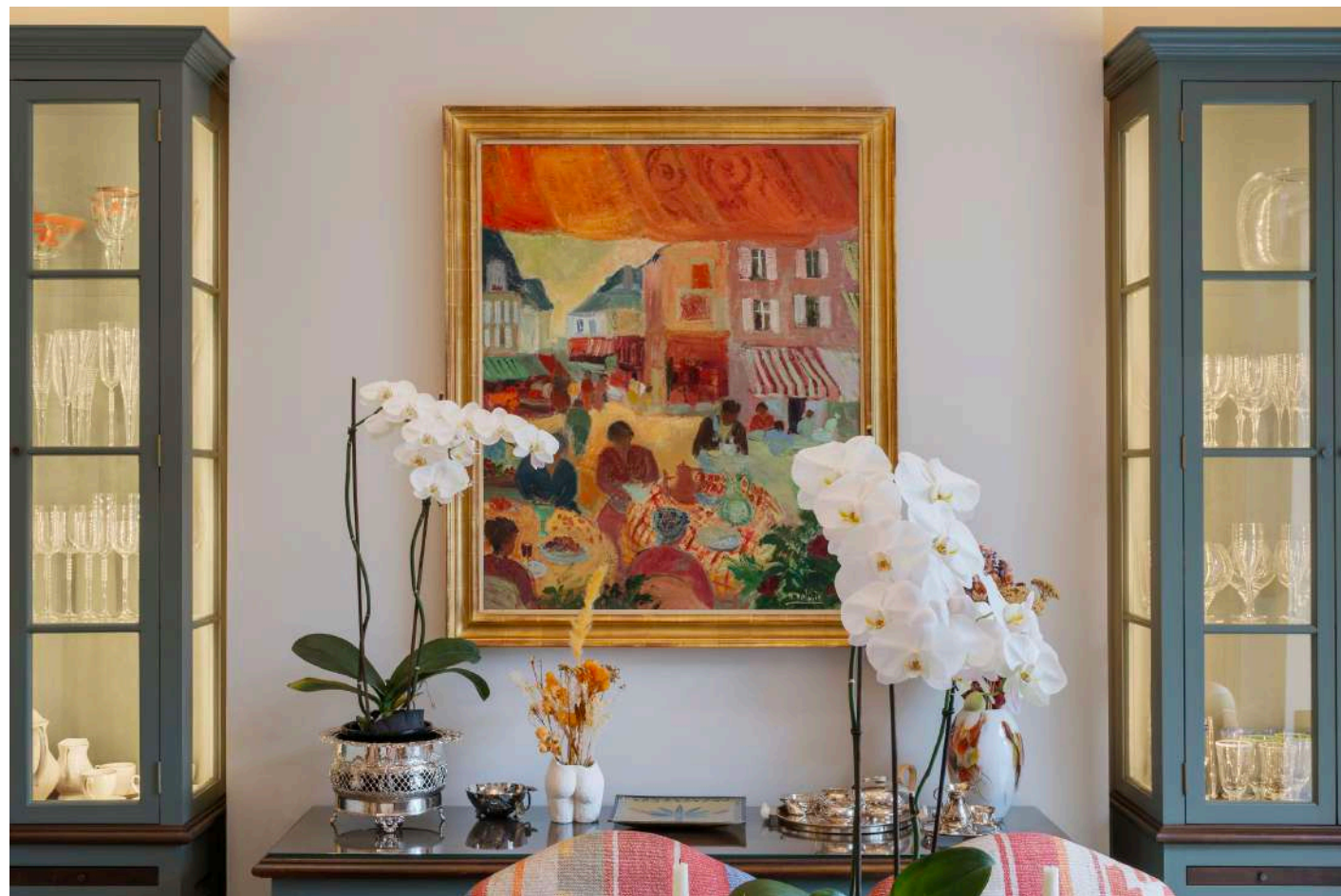
Nestled in a prized Holland Park location, this exquisite Grade II listed classical townhouse offers a unique blend of elegance and modern living. Through extensive reconfiguration and refurbishment, the current owners have created a very special family home where every tiny detail has been thoughtfully considered.

- 73ft private landscaped garden.
- Immaculate Condition
- Air conditioning
- Underfloor heating
- Prime Holland Park Address
- Access to the prestigious Norland Square Communal Gardens









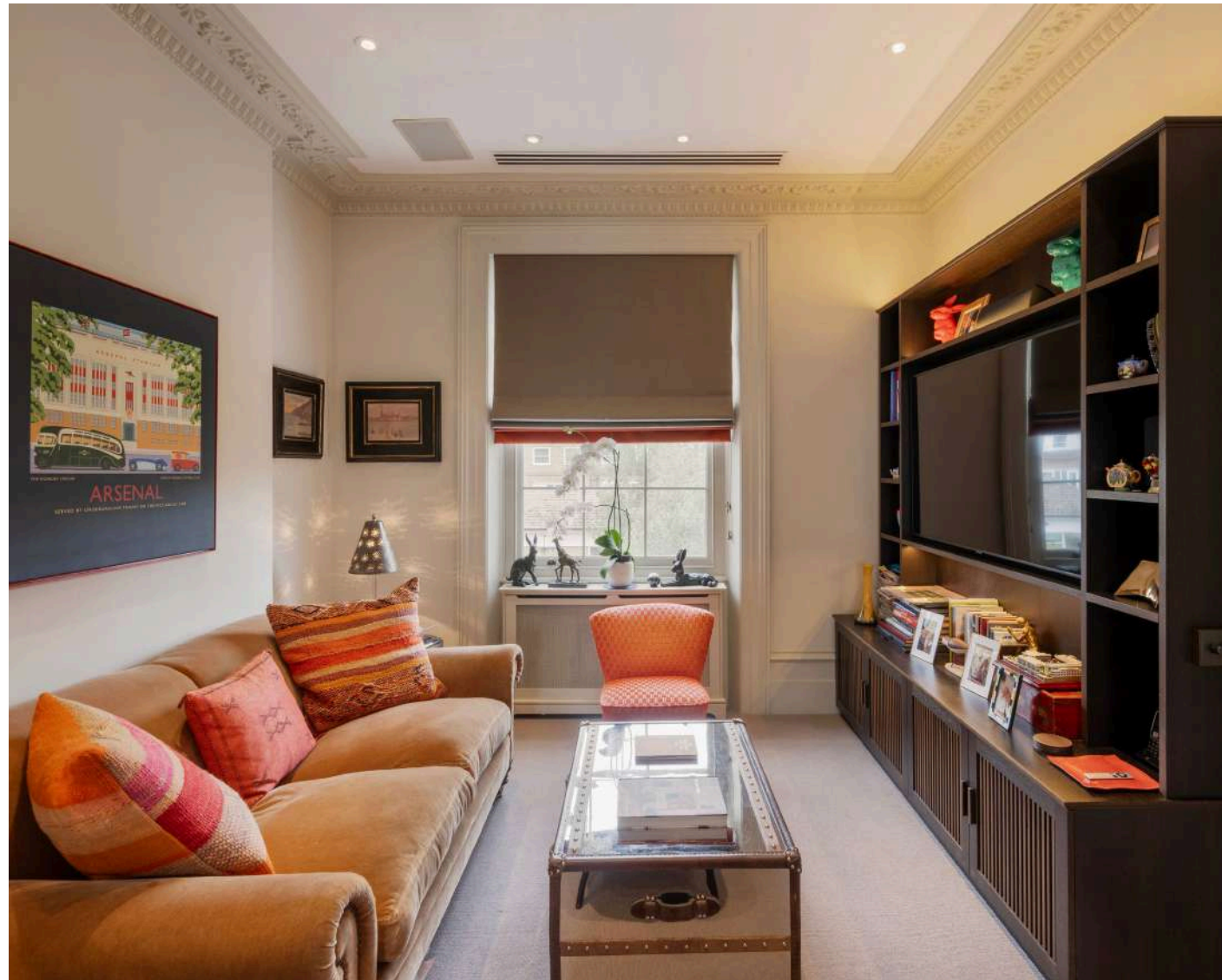
The inviting kitchen is located at the front of the house and benefits from wonderful uninterrupted views down Norland Square towards Holland Park Avenue. The custom-made kitchen is equipped with modern appliances and has been carefully thought out with bespoke cabinetry, elegant worktops, underfloor heating, and a generous island unit with a breakfast bar.

The dining room is of a generous size making it perfect for entertaining and showcases the spectacular classical cornicing and high ceilings which characterise the house.



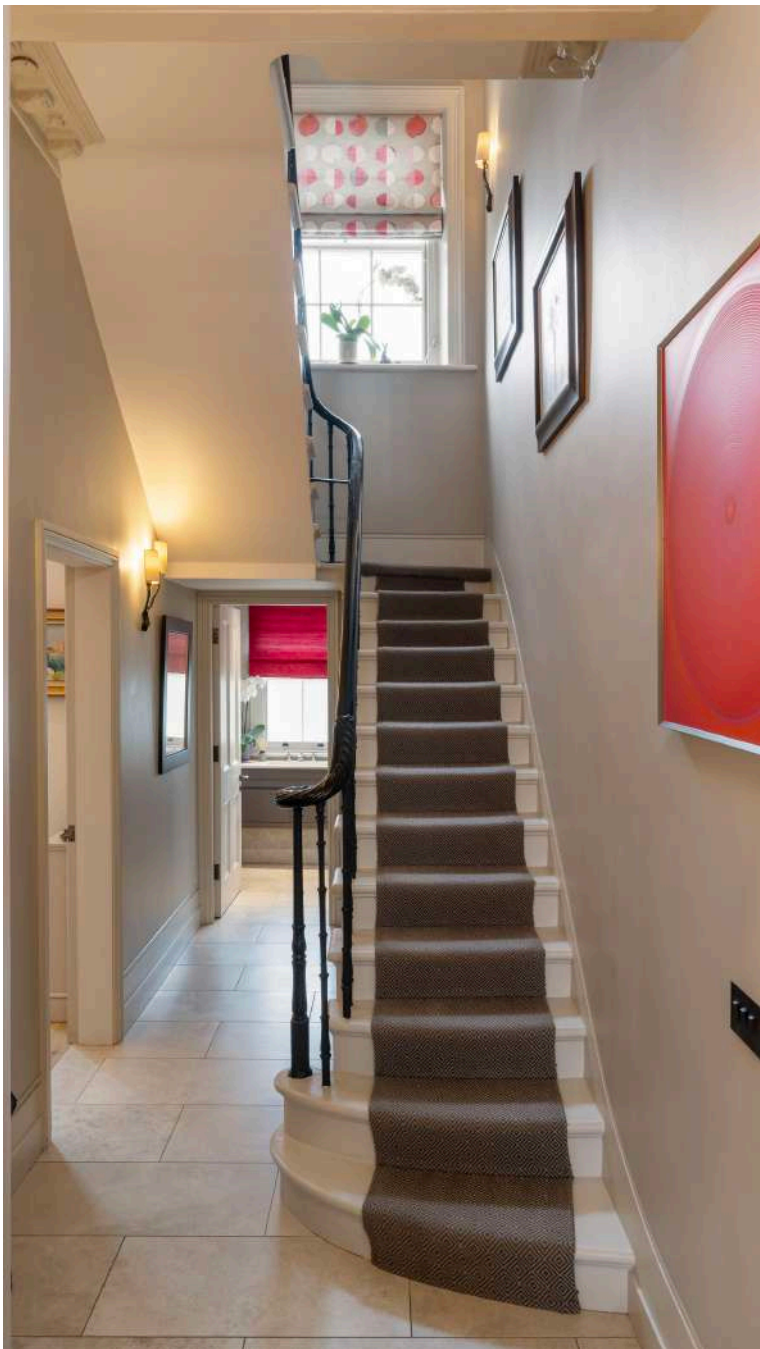






On the first floor is an exquisite reception room, with high ceilings and wonderful proportions. There are elegant wooden floors throughout, classical cornicing, a marble fireplace and floor to ceiling windows that open on to a Juliet balcony with views over the communal garden and the period facades of Norland Square. This is an absolutely showstopping space and a pleasure to be in whether it is for relaxation or entertaining. Leading from the reception room is a further room currently used as a comfortable television room.









The principal bedroom suite occupies the entire second floor of the property and has been very well designed. This wonderful bedroom benefits from the same vistas over Norland Square and has been carefully thought out with beautiful cabinetry, well planned storage, an exquisitely designed walk-in wardrobe and an elegant shower room with a large shower and double sink unit.





The third floor boasts two well-proportioned double bedrooms, both with modern en-suite shower rooms. On the fourth floor there is a very large eaves storage cupboard, a further bedroom with an office and built-in storage as well as a family bathroom with a full-sized bathtub. There is a further utility cupboard in the bathroom perfect for family living.

The house benefits from air conditioning from the first floor upwards, making it perfect for the summer months.







The property is situated in one of London's most sought-after neighbourhoods, known for its charming streets and vibrant community. The house comes with the right to apply for a key to the hugely popular Norland Square communal gardens which also offers a residents' tennis court. This is a first-class family house, lovingly restored and looked after by the current owners and embodying perfect Holland Park living.

The location is famous for its charming architecture, within close proximity of Clarendon Cross with its eclectic mix of boutique shops and popular restaurants, and close to the world-renowned Portobello Road market and the delicacies of Westbourne Grove. The location benefits from excellent transport links to all London locations (Holland Park station – Central Line, Notting Hill Gate – District and Circle Line tube).





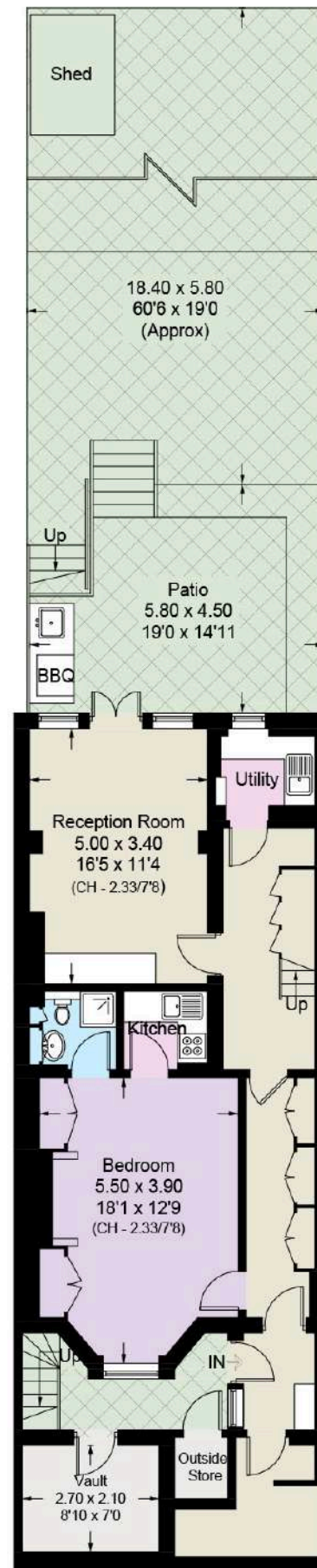




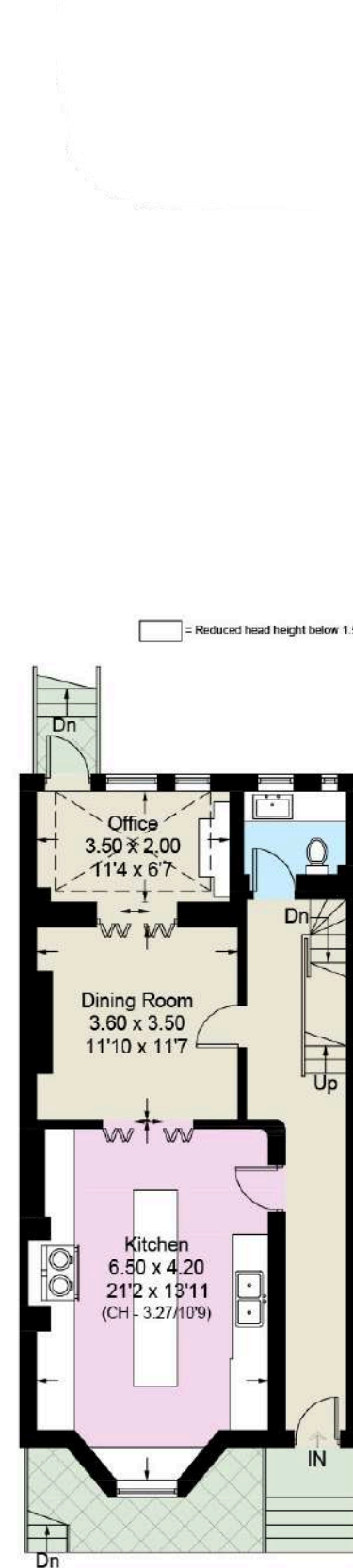
## APPROXIMATE FLOOR AREA

Approximate Area= 3,774 Sq Ft/ 351.0 Sq M

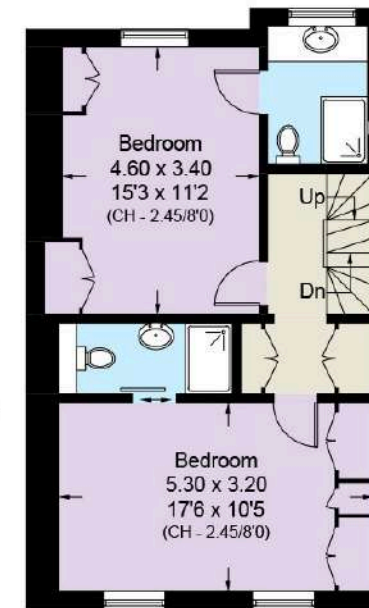
Including Limited Use Area & Vault / Outside Storage = 236 Sq Ft/ 22.0 Sq M



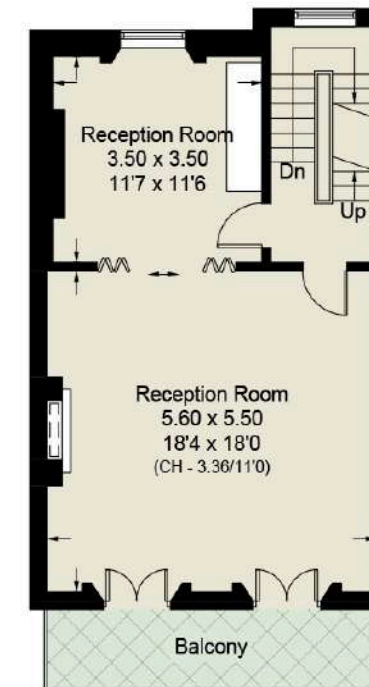
Lower Ground Floor



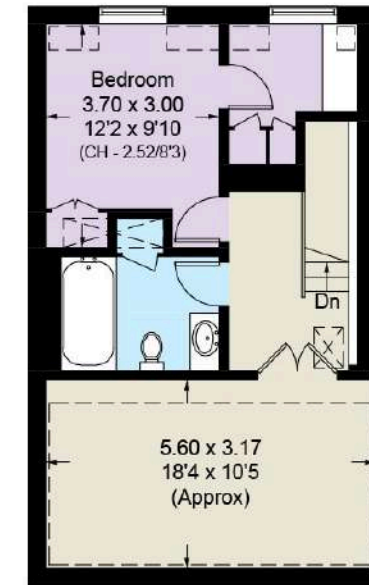
Ground Floor



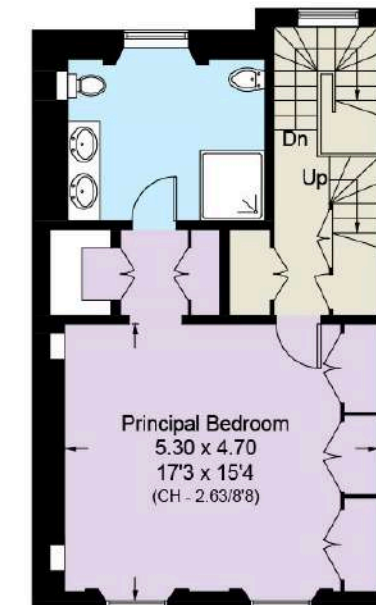
Third Floor



First Floor



Fourth Floor



Second Floor



NORLAND SQUARE

ASKING PRICE

£7,000,000

FREEHOLD

LOCAL AUTHORITY

Royal Borough of Kensington  
and Chelsea

COUNCIL TAX BAND

H

EPC RATING

D



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