

148



MILTON
STONE

Holland Road, W14

£3,850,000 Freehold

7 bedroom terraced house for sale

Description

A spacious and vibrant 5 storey family home of c. 4100 sq.ft. offering many original features. The house has large airy rooms and benefits from a 100ft garden and an artist's studio on the top floor. Currently arranged with 5 bedrooms the studio could be converted back to provide a further 2 double bedrooms plus 1 bathroom.

Accommodation:

Raised Ground Floor: Hallway: Double reception room extending to almost 40': Study: Terrace: Cloakroom (on landing)

Lower Ground: Kitchen leading to garden: Dining Room (currently used as a snooker room); Conservatory with doors to garden: WC: Utility Room: Vaults: Garden

First Floor: Master Bedroom: Second double bedroom currently fitted out as very large dressing room: Bathroom: Terrace

Second Floor: Two Double Bedrooms: Single Bedroom: Family Bathroom (on landing)

Third Floor: Artist's Studio (which could be converted to 2/3 bedrooms): WC: Balcony: Roof Terrace

Holland Road is located in close proximity to all the amenities and



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transport links of both High Street Kensington and Holland Park Avenue and is a short walk to Holland Park itself.

Tenure

Freehold

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Approx. Gross Internal Area
 4125 Sq Ft - 383.21 Sq M
 Approx. Vault Area
 52 Sq Ft - 4.83 Sq M



For illustration purposes only. Not to scale.
 All measurements are taken and shown at floor level.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	46	48	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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