

Sirdar Road
Holland Park, W11

£1,900,000

🛏️ 3 🚪 2 🏠 House

HOMESITE

Modern three bedroom town house with a private balcony

FULL DETAILS

An immaculately presented three bedroom townhouse arranged over five floors. This modern property has excellent entertaining space with a relaxed lounge / tv room on the lower floor, a spacious kitchen / dining room on the ground floor, a bright reception room on the first floor, two double bedrooms and a bathroom on the second floor and a large master suite on the top floor with a private balcony. The whole house is in very good condition with wooden floors throughout, modern appliances and full of natural light. Sirdar Road is conveniently located for easy access into Holland Park, Notting Hill and Portobello Road. Westfield shopping centre is also close by and Holland Park tube (central line) is also a short walk away.

PROPERTY FEATURES

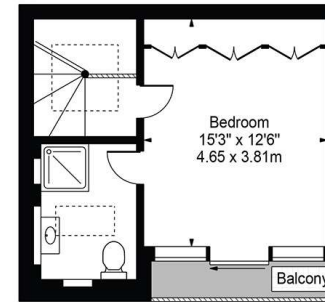
- Modern townhouse
- Three bedrooms
- Two bathrooms
- Separate w.c.
- Wooden floors
- Two reception rooms
- Open plan kitchen / dining room
- Council Tax Band H - Kensington & Chelsea

PROPERTY INFO

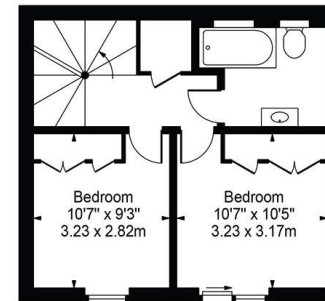
TENURE
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

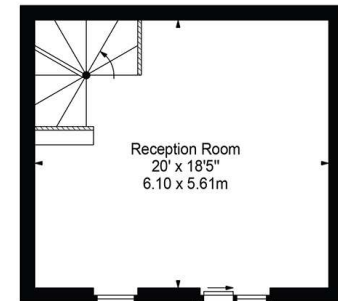
Sirdar Road, W11
Approx. Gross Internal Area 1771 Sq Ft - 164.53 Sq M



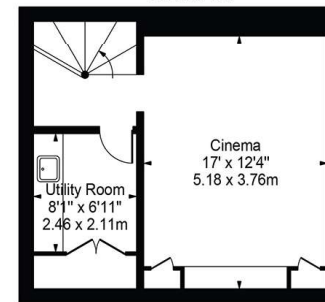
Third Floor



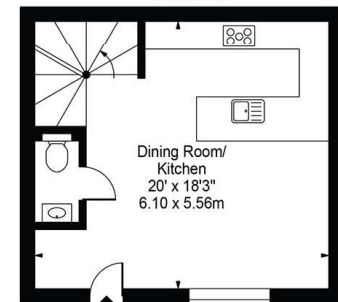
Second Floor



First Floor



Lower Ground Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.