



# RUSSELL SIMPSON

Holland Park house with  
elegant interiors and  
spacious roof terrace

PRINCEDALE ROAD  
HOLLAND PARK W11

# Princedale Road Holland Park W11

£2,600,000

BEDROOMS 3	INTERNAL 1,340 SQ FT  124 SQ M	OUTDOOR 409 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band G
BATHROOMS 2	—	TENURE Freehold	









# The Property

Tastefully designed three-bedroom house with spacious rooms close to Holland Park underground station

Entering the house on the ground floor, the front hall opens onto a reception room with inbuilt shelving. This room communicates with a kitchen with enough space for a separate dining area, while an overhead skylight brings added brightness into the room.

The house was completely renovated a few years ago and is presented in good condition. Its graceful design and high-quality materials give the rooms a sense of calm and composure.







The first floor is entirely occupied by a well-proportioned principal bedroom, with a walk-in wardrobe and an ensuite bathroom. The second floor includes another well-proportioned bedroom, as well as a study or third bedroom, and an additional bathroom.











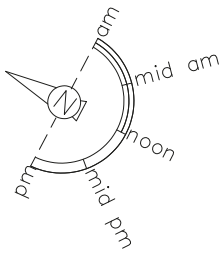
# The Neighbourhood

The property includes a large roof terrace with wooden decking and enough space for outdoor dining. The terrace occupies the entire roof, receiving light throughout the day.

Princedale Road is well located, with Holland Park underground station a short walk away. In addition, the open spaces of Holland Park are within easy reach, while the many restaurants and independent shops of Notting Hill are also close by.

This area of London once consisted of brickfields, which were fired in large kilns. One of these kilns can still be seen on nearby Walmer Road, while they also provided the name for the adjacent street of Pottery Lane.



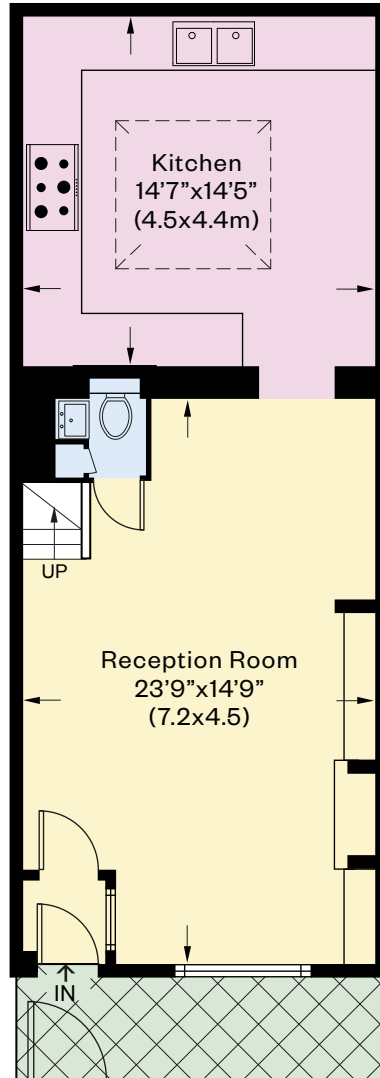


# Princedale Road, W11

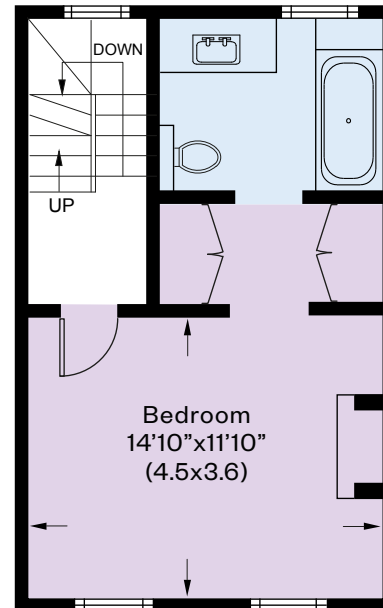
**Approximate gross internal area**  
1,340 sq ft / 125 sq m

**RUSSELL  
SIMPSON**

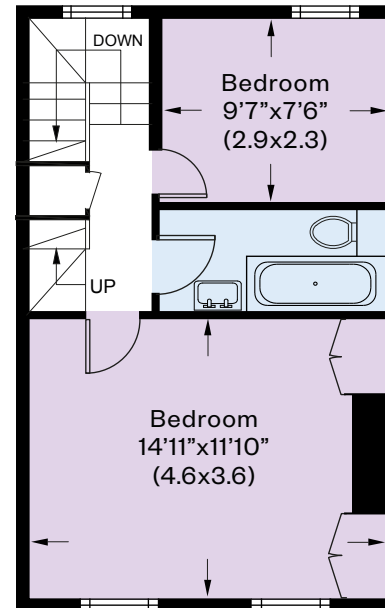
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



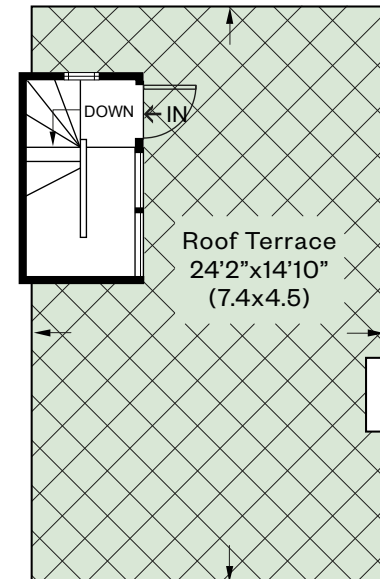
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF TERRACE



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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.  
Any measurements of distances referred to herein are approximate only. October 2021