



2 St James's Gardens

HOLLAND PARK W11



A peacefully located Grade II listed house with a south-facing garden and verdant outlook over St James's communal gardens to the front and over the private gardens of Addison Avenue to the rear.

With 2,500 sq ft arranged over just four floors, the house is wider than most in the area. The kitchen/breakfast room is at garden level and opens directly into the garden.

Recent refurbishment of top two floors included laying new oak flooring, and planning and listed building consent granted for some interior layout reorganisation.

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- Double reception room**
 - Dining room/snug**
 - Kitchen/breakfast room**
 - Utility room WC Terrace**
 - Principal bedroom with en suite bathroom**
 - Study/dressing room/additional bedroom**
 - Two further bedrooms/family bathroom**
 - South-facing garden**
 - Access to St James's communal gardens**

*The neighbouring 3 St James's Gardens has a flying freehold over a small area at the rear of the house

The Royal Borough of Kensington & Chelsea

Freehold offered for sale









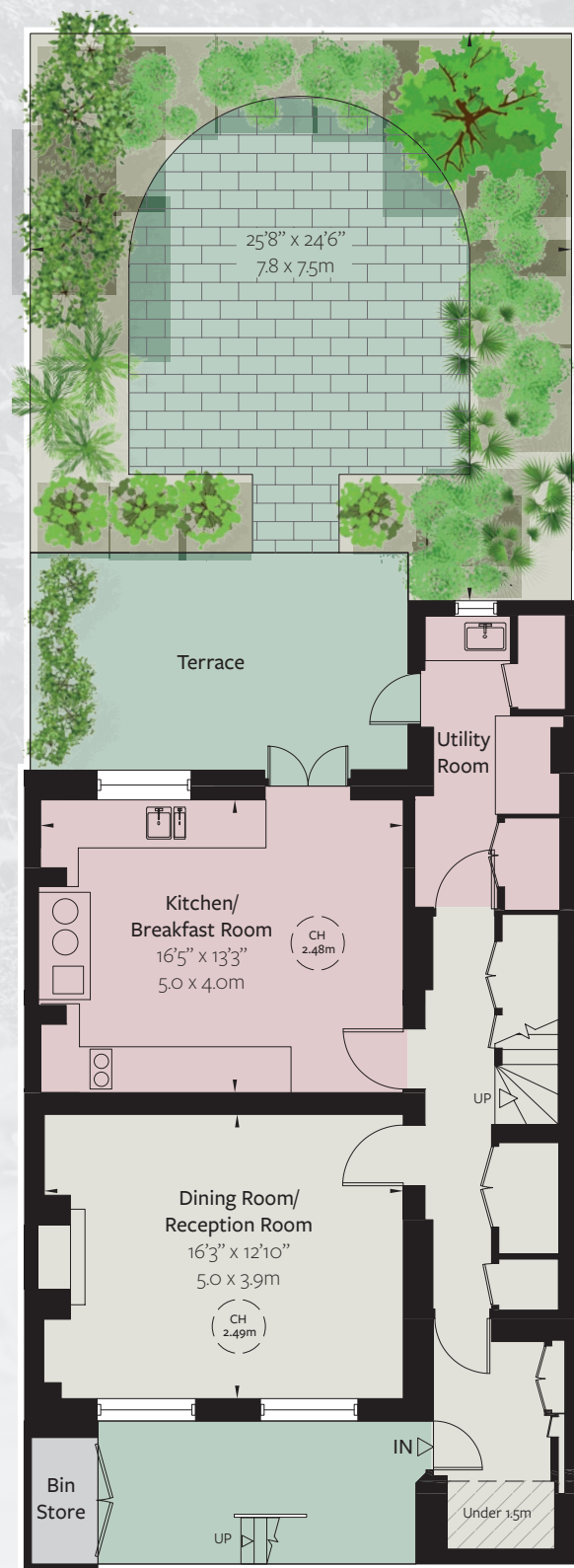




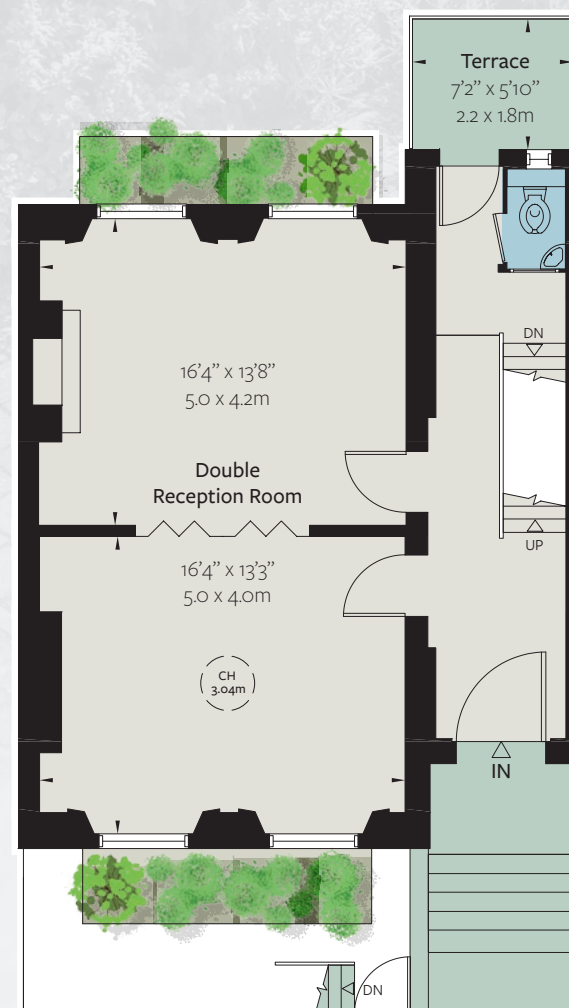
Approximate Gross Internal Area
2,500 sq ft / 232 sq m
including under 1.5m

Approximate Gross Internal Area
2,485 sq ft / 231 sq m
excluding under 1.5m

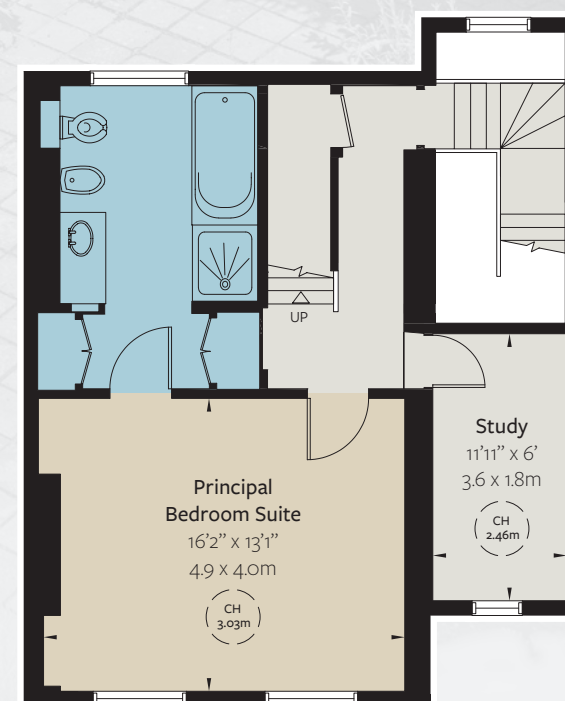
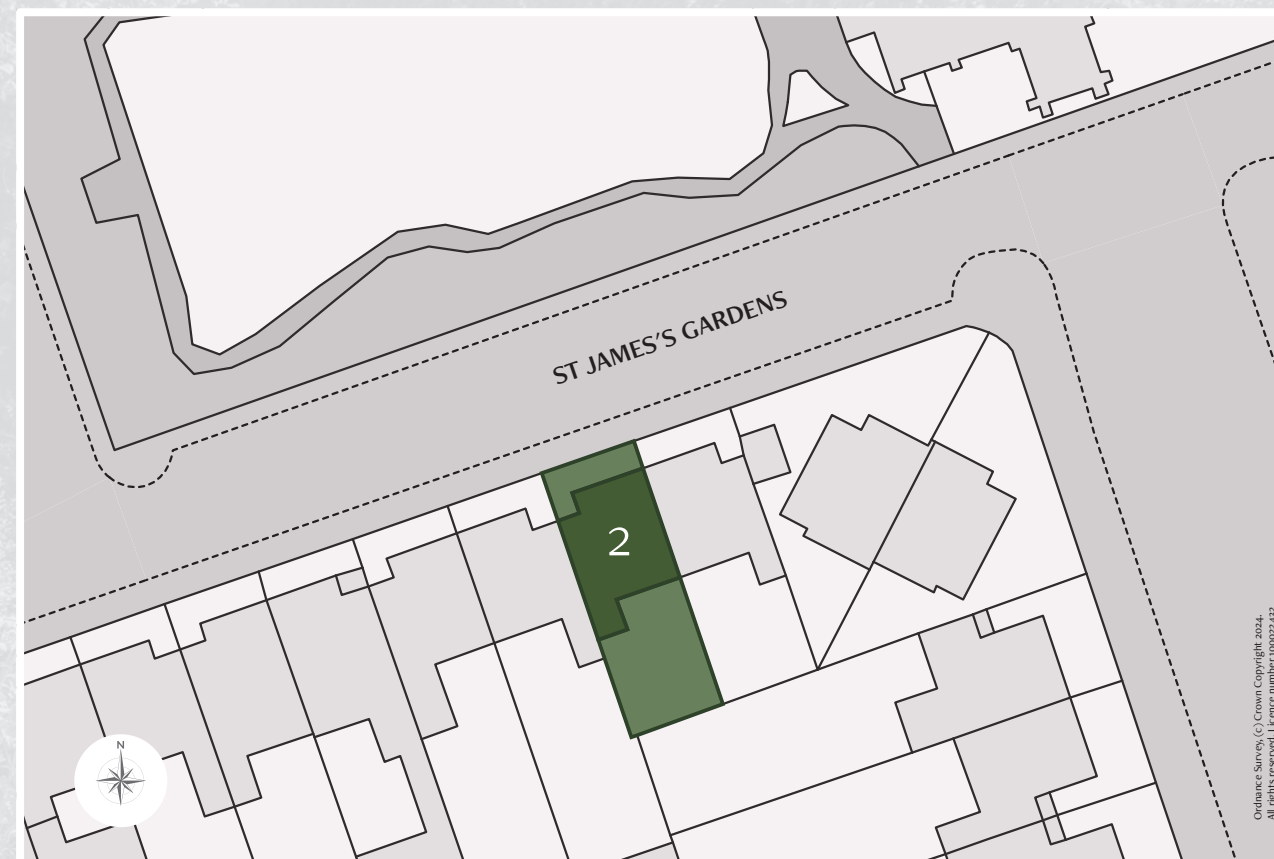
For guidance only and must not be
relied upon as statement of fact.
All measurements and areas are
approximate only (and have been
prepared in accordance with the
RICS Code of Measuring Practice).



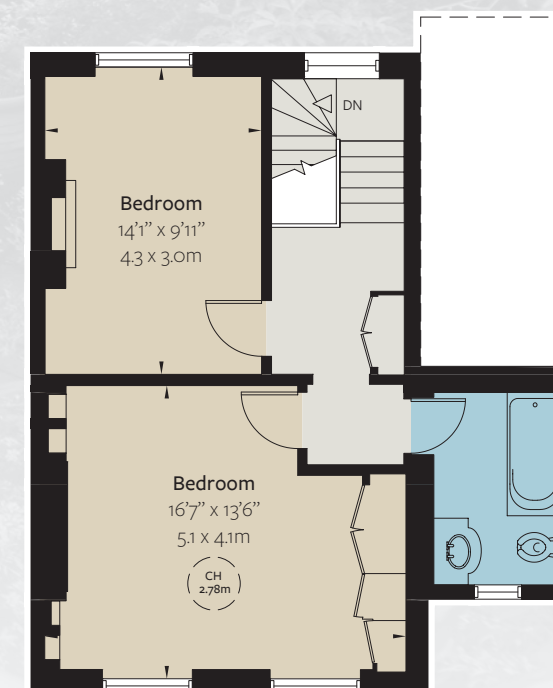
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

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