

# WOODSFORD SQUARE

HOLLAND PARK W14

Winkworth









A five bedroom family house located in a prime position overlooking delightful communal gardens to the front and a larger than average garden to the rear. The house is now in need of refurbishment allowing any incoming purchaser the opportunity to create a home in their own taste and style. Accommodation includes first floor reception room overlooking the communal gardens, kitchen/breakfast room, study, five bedrooms, en suite bathroom, further bathroom, utility room, two WCs and an integral garage. Woodsford Square is an award winning development located off the prestigious Addison Road and is close to Holland Park Avenue, High Street Kensington, and Westfield Shopping Centre. The green open spaces of Holland Park are also within easy walking distance.

## ACCOMMODATION

Entrance Hall | Reception Room  
 Study | Kitchen/Breakfast Room  
 Five Bedrooms | En Suite Bathroom  
 Further Bathroom | Two WCs  
 Utility Room | Garage | 47' Rear Garden  
 Communal Gardens



## TERMS

Tenure: Freehold

Borough: The Royal Borough of Kensington & Chelsea

Service Charge: £3,077.37/annum

Guide Price: £2,950,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



## GROSS INTERNAL AREA (APPROX.)

211 sq m (2,274 sq ft) Including Garage



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