



**MOUNTGRANGE**  
HERITAGE



## St James's Gardens, W11

£5,000,000 Freehold

A wonderful Grade II listed house with views south across this beautiful garden square and within easy walking distance of all the shops, boutiques and cafes on Holland Park Avenue and at Clarendon Cross. The house provides circa 2,543 square feet of accommodation over four floors and retains many beautiful period features. With its own 60 foot private rear garden the house potentially offers scope to extend (subject to all necessary consents) and renovate to create the perfect family home. St James's Gardens is a fabulous address located in the borders between Holland Park and Notting Hill made up of predominantly low-built period houses set around a gated communal garden.

**5 Bedrooms | 2 Reception Rooms | 3 Bathrooms**

### Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

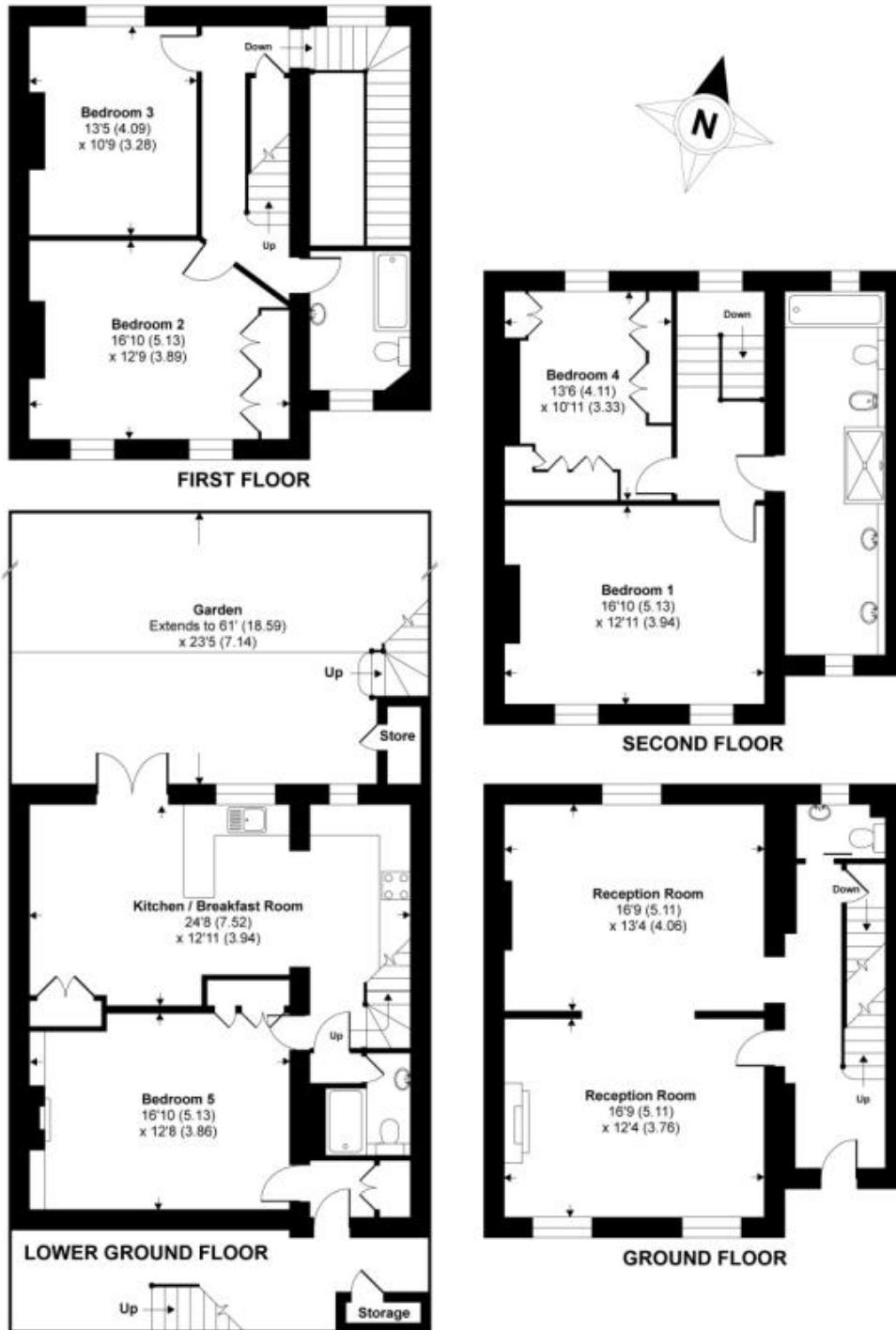
[sales@mountgrangeheritage.co.uk](mailto:sales@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# St James's Gardens, London, W11

APPROX. GROSS INTERNAL FLOOR AREA 2543 SQ FT 236.2 SQ METRES (Excludes Outbuilding & Store)



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