



**MOUNTGRANGE**  
HERITAGE



## **Abbotsbury Road, W14**

**£19,500** Fees May Apply

Exceptional house in Holland Park which has been totally remodelled to create a balance of luxurious living and entertaining space. The property which is almost 8500 square feet over just four floors has been extended to provide a wonderful indoor swimming pool and leisure area with a fabulous home cinema room. The beautiful reception rooms on the ground floor wrap around a beautiful central hallway and dramatic gallery on the first floor where there are four suites including a superb master suite which has views into Holland Park. In the lower floor there is a separate staff flat with two generous suites, separate reception room and kitchen. There is a large garage with direct access into the main house as well as two off-street parking spaces.

**7 Bedrooms | 7 Reception Rooms | 7 Bathrooms**  
**Furnished/Unfurnished**

### **Notting Hill Office**

27 Kensington Park Road, London W11 2EU  
020 7221 2277

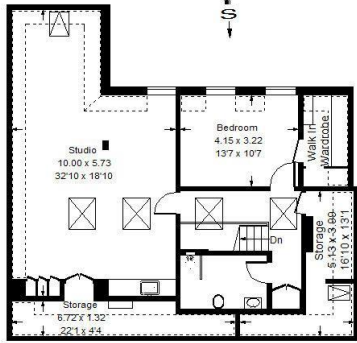
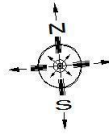
[lettings.nhg@mountgrangeheritage.co.uk](mailto:lettings.nhg@mountgrangeheritage.co.uk)

**Other offices** Kensington - North Kensington

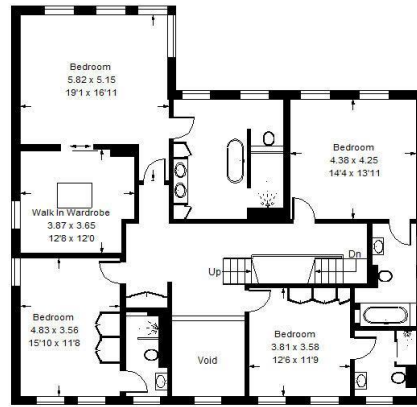
[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

## Abbotsbury Road, W8

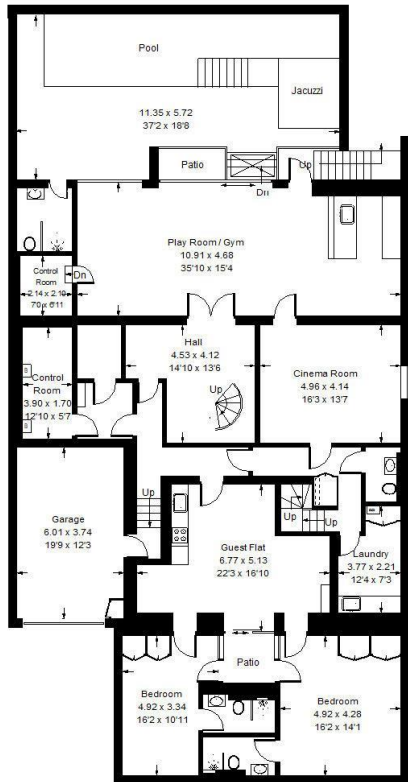
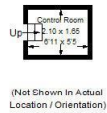
Approx. Gross Internal Area = 672.8 sq m / 7240 sq ft  
 Storage = 20.1 sq m / 216 sq ft  
 Garage = 22.5 sq m / 242 sq ft  
 Pool Room = 64.9 / 698 sq ft  
 Total = 780.1 sq m / 8396 sq ft  
 (Including Control Rooms / Excluding Voids)



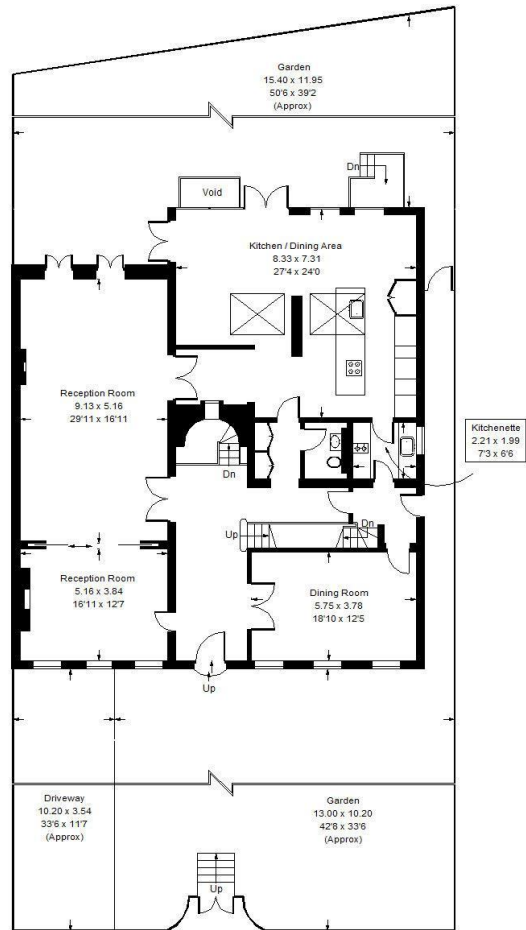
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given as to the total square footage of the property based on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

Abbotsbury Road LONDON W14 8EJ		Energy rating <b>C</b>
Valid until 5 August 2030	Certificate number 0868-4080-6358-5780-7234	

**Property type**  
Detached house

**Total floor area**  
779 square metres

## IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.