

ST ANNS VILLAS

NOTTING HILL, W11

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Positioned on the sought-after western section of St Anns Villas, this elegant Grade II listed semi-detached home showcases striking Tudor-Gothic architecture and exceptional period detail.

Beautifully proportioned across several floors, the property offers refined interiors with original features and generous living space throughout. A charming, self-contained detached garden cottage provides excellent flexibility, ideal as a guest suite, home office or studio.

To the rear, a west-facing patio garden offers a peaceful and sun-filled retreat, perfect for outdoor dining and entertaining.

Located within the Norland Conservation Area, the house is moments from Holland Park, Notting Hill, and Westfield, with excellent transport links and green spaces nearby.

A rare opportunity to own a home of true character and versatility in one of West London's most desirable addresses.

















£3,350,000
Subject to Contract

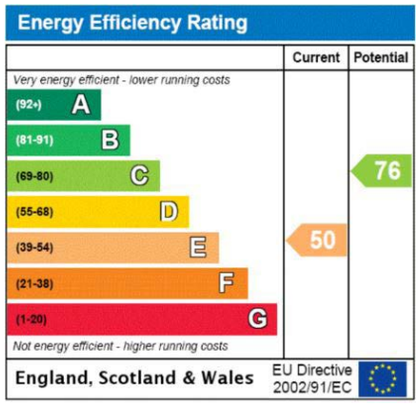
Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H

Tenure: Freehold

Reference: NHG250019

Approximate Gross Internal Area:
2064 sq.ft.



St Anns Villas

Approximate Area = 191.8 sq m / 2064 sq ft
Outbuilding = 53.8 sq m / 579 sq ft
Total = 245.6 sq m / 2643 sq ft
Including Limited Use Area (4.4 sq m / 47 sq ft)



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

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