



TREADGOLD STREET, W11
£2,300,000 FREEHOLD

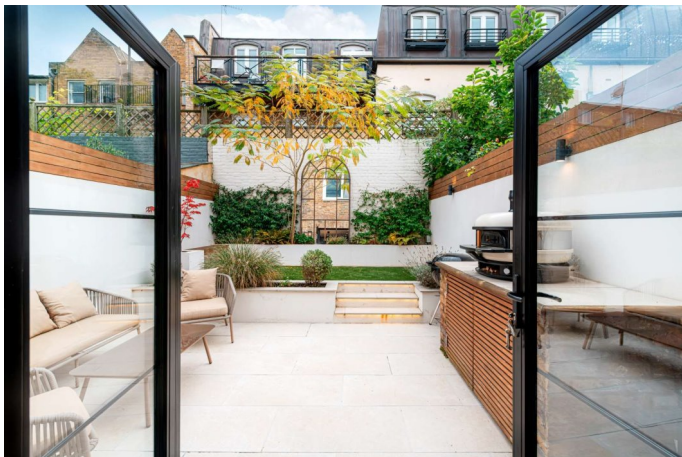
Winkworth



TREADGOLD STREET, W11

This stunning interior designed house has been renovated to an exceptional standard with no expense spared. The property has been extended to the rear by the kitchen/breakfast room and had the loft converted to create another bedroom and shower room.

The property is entered directly into a large and bright double reception room with parquet wooden flooring and two feature fireplaces. Under the stairs there is a fantastic feature wine cellar. To the rear you will find a fully integrated kitchen with high quality appliances and dining area. This leads onto a landscaped garden via crittall glass double doors with a large patio perfect for barbeques and entertainment. The house has two bedrooms on the first floor, the front bedroom is considered the master with a large luxurious bathroom with separate bath and shower with Calacatta Oro marble features and high-quality fittings. The second bedroom is at the rear and there is separate family bathroom decorated in stunning Carrara marble mosaic tiles. Up the stairs, is the third double bedroom with en-suite shower room plus additional loft storage. All bedrooms include high quality bespoke fitted wardrobes.



Treadgold Street is a quiet treelined street located moments away from the many restaurants and boutiques of both Notting Hill and Holland Park. Latimer Road (Hammersmith & City and Circle lines) and Holland Park Underground Stations (Central line) are within easy reach.



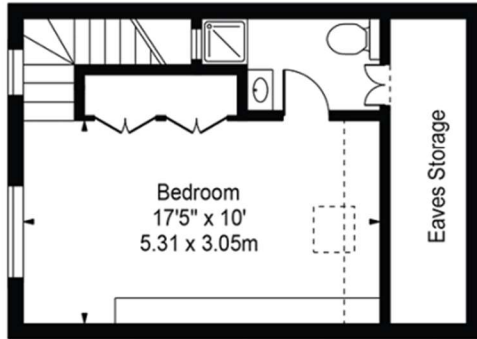
Treadgold Street

Approx. Total Internal Area 1521 Sq Ft - 141.31 Sq M

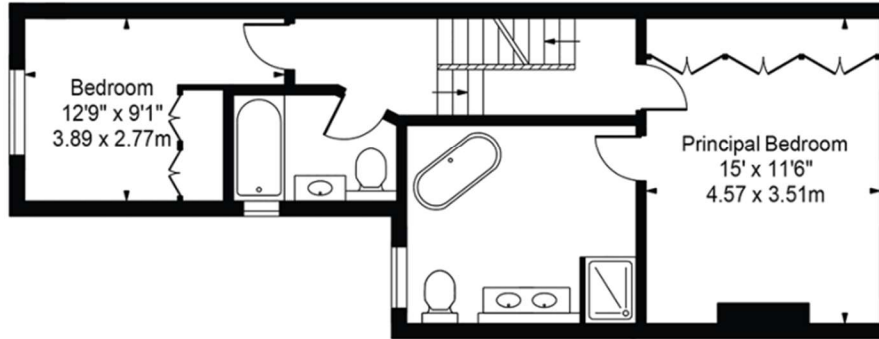
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1447 Sq Ft - 134.43 Sq M

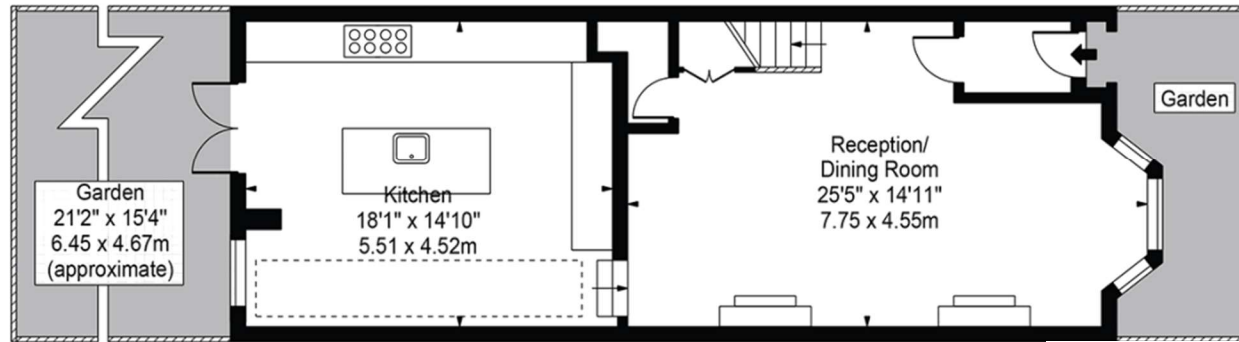
(Excluding Eaves Storage & Restricted Height Area)



Second Floor
(333 Sq Ft - 30.94 Sq M)



First Floor
(545 Sq Ft - 50.63 Sq M)



Ground Floor
(643 Sq Ft - 59.74 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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