



## ST. JAMES'S GARDENS, W11

£2,600,000

Excellent Location  
Three Double Bedrooms  
High Ceilings  
Private Garden  
Three En Suite Bathrooms  
Excellent Storage

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS



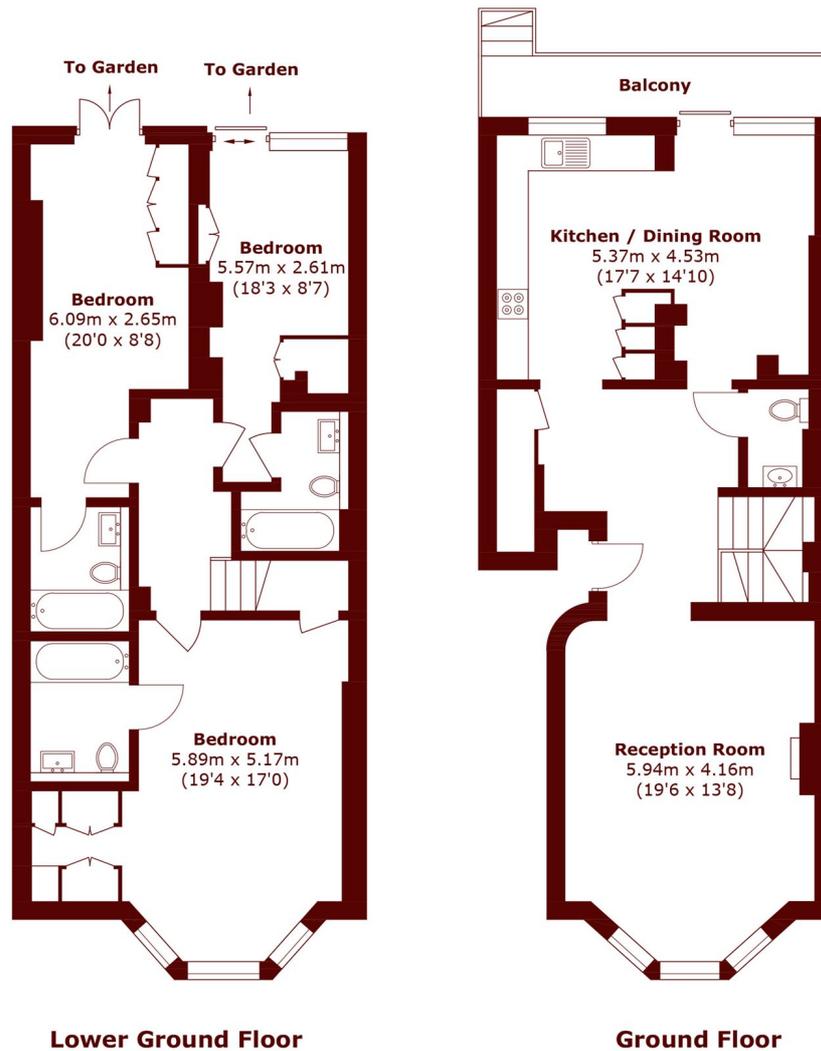
# ABOUT THE PROPERTY

An elegant apartment that benefits from high ceilings and beautiful southerly views over the private garden square. Accommodation on the raised ground floor comprises a generous reception room with wood flooring, guest cloak-room, dining area, eat-in kitchen with balcony plus direct access to a large private garden. The lower ground floor offers a generous master suite and two further double bedrooms, each with en suite bathroom, and all with excellent storage.

St James's Gardens is a sought-after garden square close to Holland Park Avenue, Clarendon Cross, Notting Hill and Westfield. Central and District line Tubes are nearby, as are the A40 and A4 for access to Heathrow and into



# STEP INSIDE ST. JAMES'S GARDENS



Total area (approx.): 131.6 sq. m (1416.5 sq. ft)  
Balcony area: 6.6 sq. m (71.0 sq. ft)

Holland Park  
020 7605 6890

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

MARSH &  
PARSONS