RUSSELL
SIMPSON

Delightful three bedroom home, moments from the open spaces of Holland Park

HOLLAND PARK
W11



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£3,000,000

BEDROOMS 3	INTERNAL 1,581 SQ FT 146 SQ M	OUTDOOR 89 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band H
BATHROOMS 2	SERVICE CHARGE £8,000 pa	TENURE Share of Freehold	LENGTH OF LEASE 965 years


NATUREN
SNAG

The Property

A handsomely proportioned second floor apartment on a prestigious West London address.

Entering the flat on the second floor, a central hallway gives access to all the principal rooms. To the right is a fabulous 42ft drawing room, spanning the entire depth of the building. Bookended by a pair of Juliette balconies, and with near 3m ceiling heights, this is period splendour in all its glory. The kitchen is centrally located, with all modern conveniences.

To the left are the bedrooms – The principal offering an en-suite bathroom, built in storage and views over the pollarded trees to the North. The second to the rear, overlooking the mews, commands a Southerly exposure and further benefits from an en-suite bathroom room. The third, a single bedroom or convenient study, and a family shower room completes the accommodation.

















Outdoor Spaces & The Neighbourhood

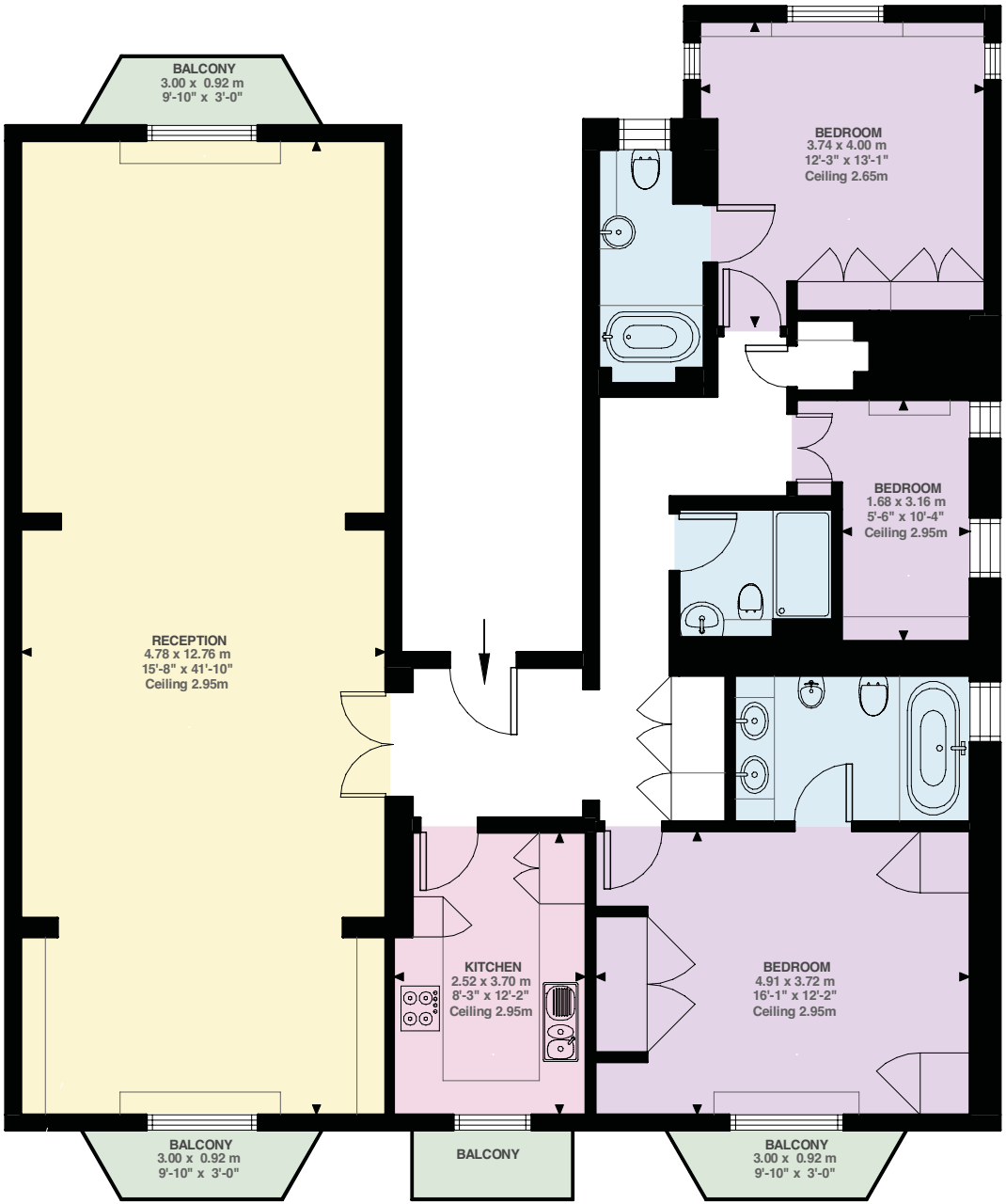
The flat benefits from three Juliette balconies, two from the reception room and a further from the principal bedroom.

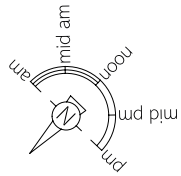
Holland Park is an refined residential address, forming part of one of Kensington & Chelsea's most sought-after enclaves. Holland Park Avenue runs close by, lined with independent boutiques, cafés and restaurants, while the open spaces of Holland Park itself are within easy reach, home to the Kyoto Garden and Opera Holland Park. Holland Park Underground station, on the Central line, is a short walk away, with Notting Hill Gate and Kensington High Street also within easy reach.



APPROXIMATE INTERNAL AREA SQ M

1,581 SQ FT / 146





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October 2021