RUSSELL
SIMPSON

Beautifully proportioned four-bedroom flat in a grand white stucco villa with expansive garden

HOLLAND PARK
W11



Holland Park
W11

£6,250,000

BEDROOMS 4	INTERNAL 3,339 SQ FT	OUTDOOR 2,018 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	311 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4	TENURE Share of Freehold		LENGTH OF LEASE 980 years



The Property

Impressive triplex flat with garden, gym and cinema room moments away from Holland Park station.

Stepping into the flat on the raised ground floor, the entrance hall opens onto a generous reception room with space for separate dining and seating areas. As well as an exceptionally high ceiling, this space is filled with light from the south-facing bay window. It also features wooden floors, an elegant cornice and an opulent marble fireplace surround.

This floor also features a kitchen with modern units, an informal breakfast area and its own full-length bay window. A guest WC completes this floor, along with a French door opening onto the balcony.









The lower ground floor consists of three bedrooms. The principal bedroom includes a generous ensuite bathroom with both shower and bath. This floor also has garden access.

The basement floor features a bedroom, a gym and a home cinema. Overheard skylights spread daylight throughout this level.







The Design



The flat's sophisticated and elegant interiors have been beautifully maintained. There is air conditioning in the basement floor, with the potential to install in the rest of the property.

The flat is part of a Grade II listed double-fronted stucco townhouse. These grand villas were constructed between 1860 and 1880 by the brothers William and Francis Radford. Early residents of the street included aristocrats and statesmen, as well as prominent engineers, politicians and lawyers.

Outdoor Spaces & The Neighbourhood

The property features a rear balcony with steps leading down into a large garden with a lawn and planted borders. A rear door opens onto Holland Park Avenue.

From here, the Holland Park underground station is opposite, along with the popular shops of Holland Park high street (including Daunt Books, Lidgate's Butchers and the Supermarket of Dreams). The open spaces of Holland Park itself are also around the corner, while the many restaurants and independent boutiques of Notting Hill are a short walk away.



APPROXIMATE INTERNAL AREA

3,339 SQ FT / 311 SQ M

OUTSIDE AREA

2,018 SQ FT / 187 SQ M





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October 2021