



RUSSELL SIMPSON

Superb townhouse with
exceptional interiors and an
attached mews on a historic
address in the heart of
Kensington

HOLLAND STREET & CARMEL COURT
KENSINGTON W8

Holland Street & Carmel Court Kensington W8

£9,750,000

BEDROOMS 5	INTERNAL 4,032 SQ FT 374 SQ M	COUNCIL RBKC, Band H
RECEPTION ROOMS 6		EPC C
BATHROOMS 6		TENURE Freehold





The Property

Exquisitely designed five-bedroom family home on a prestigious street of Grade-II-listed Georgian properties.

Stepping into the 18th century house on the ground floor, the entrance hall opens onto a series of sublime reception rooms. This includes a sitting room, an open-plan kitchen and a dining area, flowing into one another to create a bright and spacious living area. Furthermore, the dining room has a pair of double French doors opening onto the garden.

Below, the lower ground floor consists of a large utility room and second kitchen, as well as a coat room. This floor also has a wine cellar storage vault and separate street access.

The first floor features an elegant and impressive double reception room. As well as separate seating areas, there is a comfortable library at the rear of this room. The principal bedroom suite occupies the entire second floor, offering a dressing area and separate bathroom areas, including a wet room. There are two more bedrooms on the third floor, both ensuite. The lower ground floor also offers a guest WC and an ensuite bedroom.





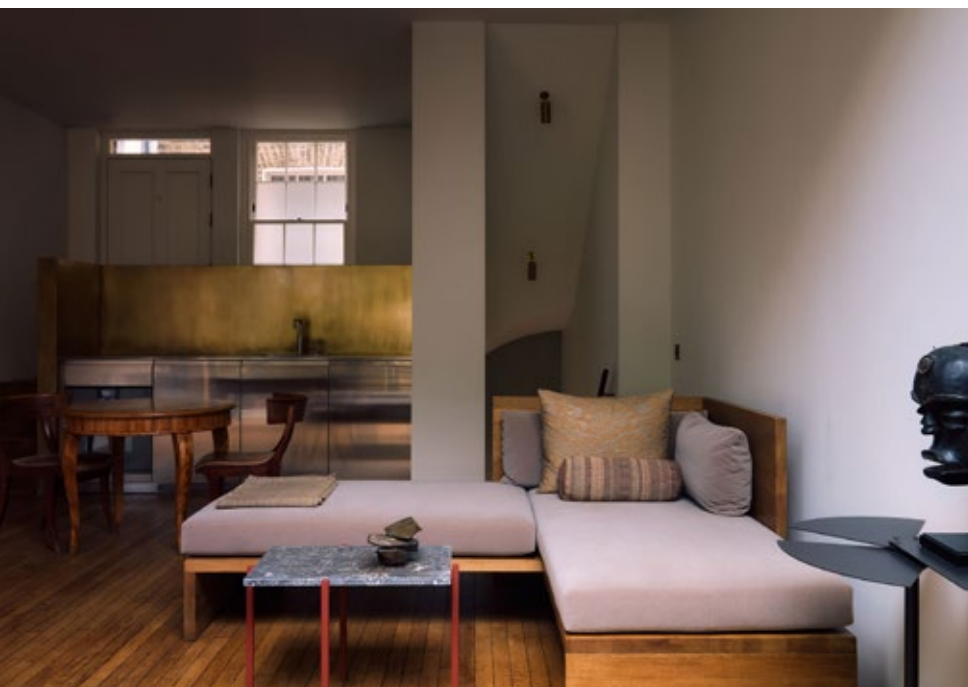


Indoor Spaces

The property also offers a separate mews house, featuring an open-plan kitchen with reception room, a bedroom with ensuite bathroom, and a stylish library and cinema in the basement.

The property has been designed to an exceptionally high standard with sophisticated interiors combining modern elements and classical elegance. Each room is in immaculate condition with state of the art services, while natural materials and muted tones add to the sense of space and calm.

The ground, first and second levels of the 18th century house have underfloor heating, as does the mews house throughout.







The Outdoor Spaces & The Neighbourhood

The house includes a paved courtyard garden with a shaded area for outdoor dining. Furthermore, it is set back from the street with a front garden, giving added privacy.

Holland Street is a quiet residential road lined with historic Georgian townhouses laid out in the first half of the eighteenth century. According to one local story, the street was home to several ladies-in-waiting when the royal family was in residence at Kensington Palace. Later it was occupied by the novelist Radclyffe Hall and the artist Walter Crane.

Today, Holland Street is conveniently located midway between Holland Park and Kensington Gardens. From here, the many restaurants and shops of Kensington High Street and Notting Hill are close, along with both underground stations.

APPROXIMATE GROSS TOTAL AREA

4,032 SQ FT / 374 SQ M

HOLLAND STREET

APPROXIMATE GROSS INTERNAL AREA

2,992 SQ FT / 277 SQ M

CARMEL COURT

APPROXIMATE GROSS INTERNAL AREA

1,040 SQ FT / 96 SQ M



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