



RUSSELL SIMPSON

Impressive Holland Park townhouse
with garden square access and a
second house attached

CAMPDEN HILL SQUARE
KENSINGTON W8

Campden Hill Square

Sold

| | | | |
|------------------|-------------------------|------------------------|--------------------|
| BEDROOMS 4-6 | INTERNAL 4,047 SQ FT | OUTDOOR 1,717 SQ FT | COUNCIL TAX H |
| BATHROOMS 2-4 | 375 SQM | EPC D | TENURE Freehold |



The Property

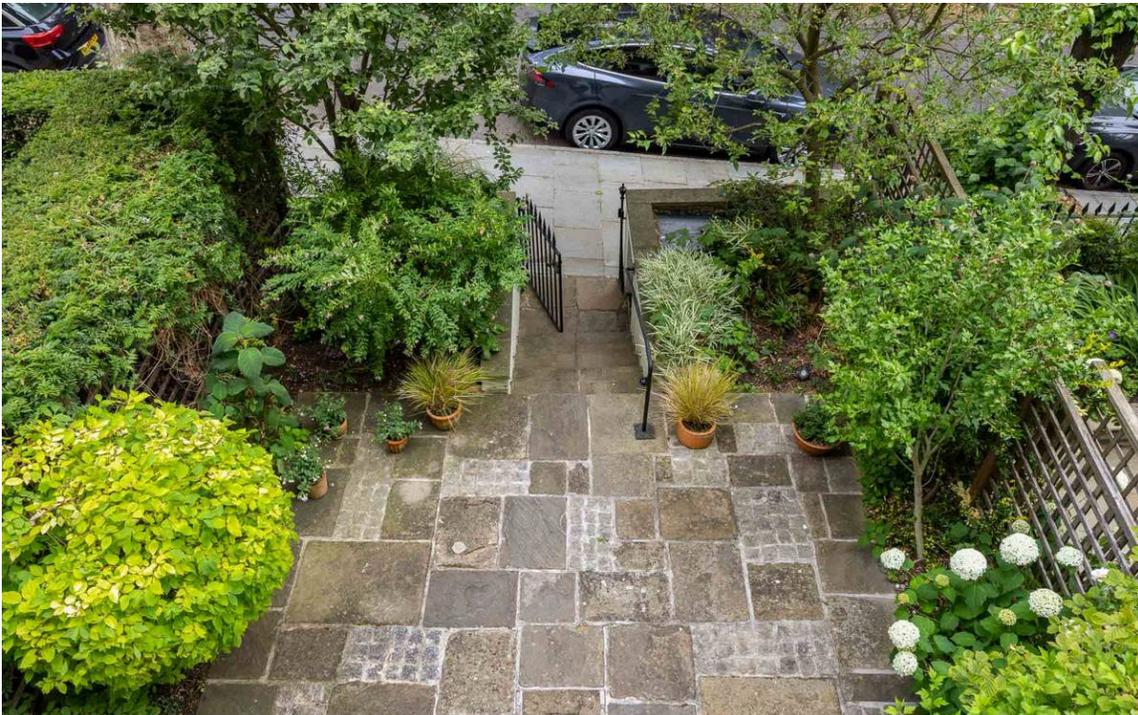
Grade II listed four bedroom house on a prestigious garden square with an adjoining two bedroom cottage.

img 1

Reception Room

img 2

Front Garden



Indoor Spaces

Entering the house on the ground floor, the front hall opens onto a double reception room with high ceilings and tall windows. A pair of double doors lead into the dining room at the rear of the house, which in turn opens onto the kitchen. A pair of French doors open onto the garden, while an overhead skylight brings added illumination.



img 1

Kitchen



Grand Reception Room

The first floor contains a grand reception room occupying the entire level. This includes high ceilings and tall French doors leading out onto the front balcony. The half-landing also opens onto a generous rear terrace with views over the garden.



The Bedrooms

The second floor is entirely occupied by the principal bedroom suite, including a walk-in wardrobe and a spacious ensuite bathroom. Meanwhile, the third floor contains three bedrooms and a bathroom.





The Design

The house is unusually wide given its size, while the interior spaces are lofty and well lit. In addition, the rooms at the front benefit from glorious west-facing views over the garden square and the city beyond. Most of these rooms are decorated in a traditional style to suit the history of the property, but with the potential to be updated for modern living.

img 1

Reception Room

img 2

Reception Room





Outdoor Spaces

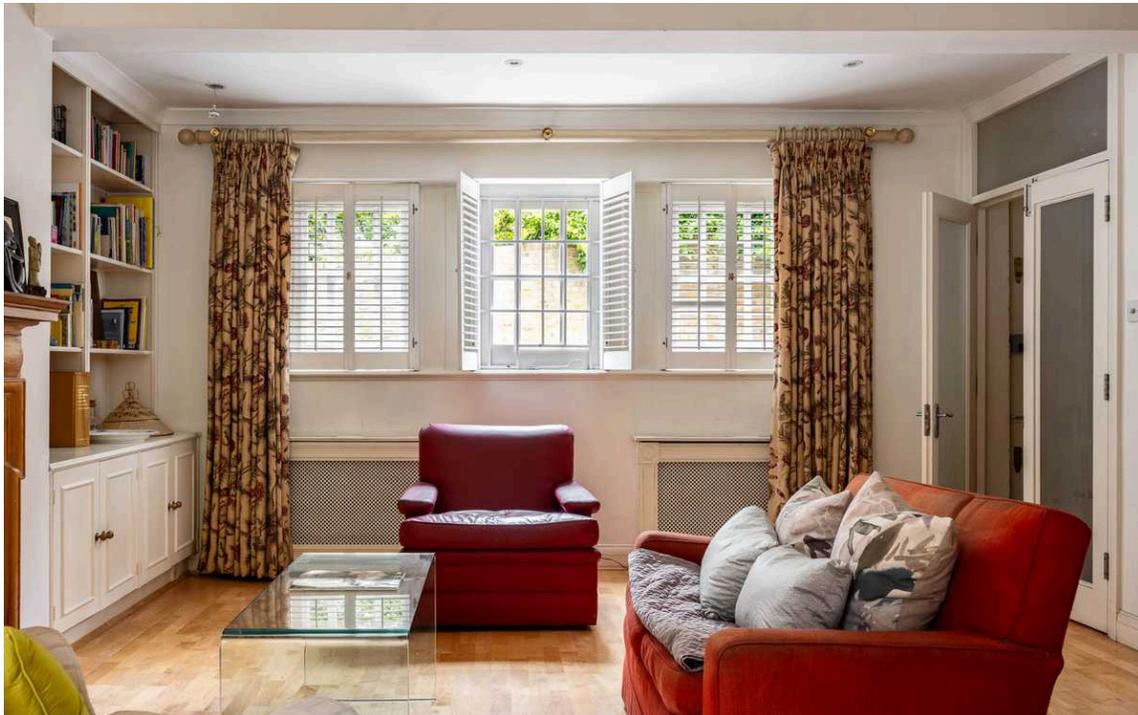
The property benefits from a generous rear garden, with enough space for outdoor dining, as well as access to the second property at the far end of the garden. In addition, the house contains a front garden separating it from the street, while residents can also access the private garden square opposite. Finally, the first floor includes a front balcony and a large roof terrace looking out over the garden.





Hillsleigh Road Cottage

Almost unique for this square, the property includes the mews-like house at the rear of the garden. This is unlisted, and consists of a reception room on the ground floor with a next-door kitchen. The first floor includes an ensuite bedroom and a guest bathroom, while the third floor has an additional bedroom with an unusually wide window overlooking the garden.



The Neighbourhood

Campden Hill Square is one of the most historic squares in the neighbourhood, dating back to 1832. Celebrated residents have included the religious writer Evelyn Underhill and the war poet Siegfried Sassoon. The square is a short walk away from Holland Park underground station, and the open spaces of Holland Park itself. In addition, the restaurants of Notting Hill are nearby, as well as the exclusive shops of Kensington High Street. The area is all well-served with independent schools.



img 1

Front Facade

img 2

Entrance

**RUSSELL
SIMPSON**

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