



## **RUSSELL SIMPSON**

Grand Holland Park town house on  
a prestigious garden square

CAMPDEN HILL SQUARE  
KENSINGTON W8

# Campden Hill Square

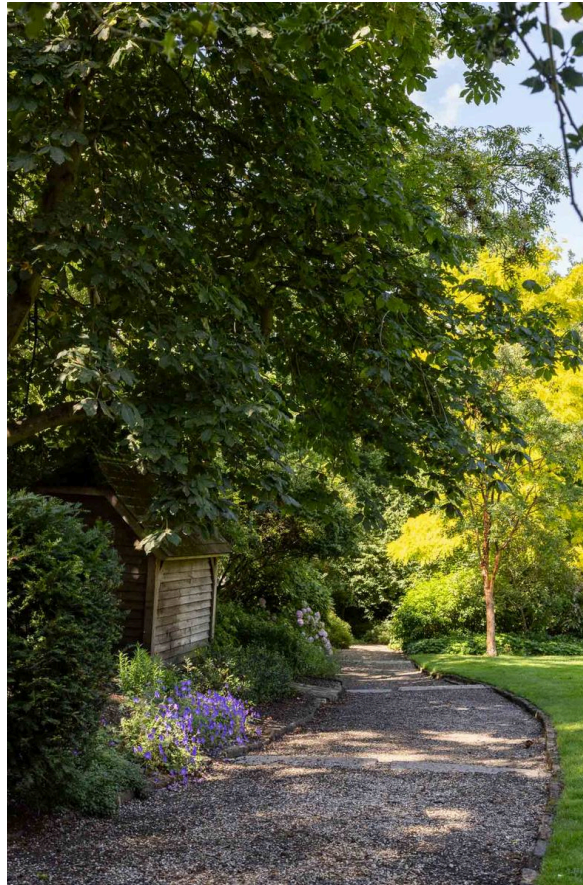
Sold

BEDROOMS 5	INTERNAL 3,029 SQ FT	OUTDOOR 1,380 SQ FT	COUNCIL TAX H
BATHROOMS 5	281 SQM	EPC D	TENURE Freehold

# The Property

Five bedroom family home with excellent front and rear gardens and exceptional potential for renovation

Entering the house on the ground floor, the front hall leads through to a dining room. On one side is a well-proportioned kitchen, on the other side a pair of French doors leading out onto a terrace. This floor also contains a conservatory, with more French doors leading to the terrace.



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img 1

External

img 2

Communal Garden



## Indoor Spaces

Upstairs is a double reception room running the length of the property, with a pair of front balconies looking down on the garden square. In addition, this floor contains a study with a view of the garden.

In its current configuration, the upper storeys contain a principal bedroom and two more bedrooms, as well as the potential for three ensuite bathrooms. Meanwhile, the lower ground floor has space for two bedrooms, two bathrooms, a laundry room and storage vaults. These rooms are light and well-proportioned throughout.

# Renovation Opportunity

The house was acquired in 2019 and stripped for building work. That work never took place, meaning the property is in the right condition for extensive renovation. Unlike many houses on the square, this section of the western terrace is not listed, allowing for more ambitious changes to the design and layout.



## Outdoor Spaces

The property benefits from a generous west-facing rear garden, which receives the afternoon light. In addition, the house contains a front garden separating it from the street, while residents can also access the beautiful communal garden square opposite.

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img 1

Garden

img 2

Roof Terrace



# 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 also well-served with independent schools.



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img 1

External

img 2

Communal Garden

# Campden Hill Square, W8

**RUSSELL  
SIMPSON**

**Approximate Internal Area**  
3,029 sq ft / 281 sq m

**Excluding limited use area, loft and vaults**  
469 sq ft / 39 sq m

**Outside Area**  
1,381 sq ft / 128 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





**RUSSELL  
SIMPSON**

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