



RUSSELL SIMPSON

Exceptional two-bedroom flat in a
white stucco villa in Holland Park

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£3,950,000

BEDROOMS 2	INTERNAL 2,523 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	234 SQM	EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 982 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Grandly proportioned flat with rear patio on one of West London's smartest streets

Stepping into the flat on the upper ground floor, the entrance hall leads through to a lofty reception room. This includes a floor of polished wood, and ornate fireplace and elegant decorative details on the ceiling. Furthermore, the full-length bay window opens onto a Juliet balcony.

The interiors of the flat have grand and generous proportions to suit their historic setting.

Indoor Spaces

This level also features a fitted kitchen with a central island breakfast bar and separate dining area, along with a guest WC next door.





The Bedrooms

The lower ground floor includes a well-proportioned principal bedroom with a dressing room and an ensuite bathroom. The second bedroom has its own ensuite bathroom, as well as a French door opening onto a rear patio.





The Neighbourhood

The property includes a rear patio on the southern side of the building that catches the afternoon sun, as well as a Juliet balcony from the reception room.

The flat is part of a double-fronted stucco townhouse built in the mid-Victorian era. These grand villas were constructed between 1860 and 1880 by the brothers William and Francis Radford. Early residents of the street included aristocrats like the Marquess of Londonderry and the Maharajah of Lahore, as well as prominent engineers, politicians and lawyers.

From here, Holland Park underground station is close, while the restaurants and shops of Notting Hill are also nearby. In addition, the open spaces of Holland Park are a few moments' walk away.

Holland Park,
W11

Approx Gross Internal Area
2,523 sq. ft. / 234 sq. m.

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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.



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Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk