

RUSSELL
SIMPSON

Creative three-bedroom flat with south-facing terrace on a prestigious street near Holland Park

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£1,850,000

BEDROOMS 3	INTERNAL 1,423 SQ FT 132 SQM	OUTDOOR 144 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC E	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 941 YEARS	GROUND RENT —	SERVICE CHARGE £11,288 P/Y

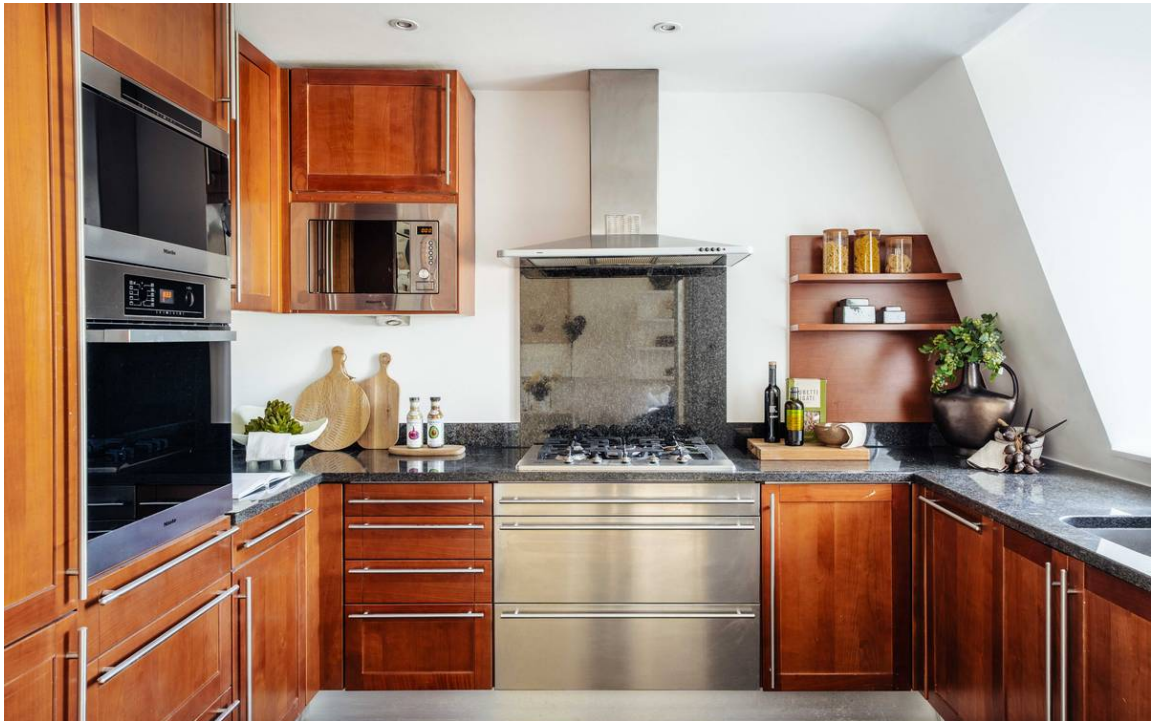


The Property

Characterful penthouse property on a historic and sought-after street of grand white stucco villas

The flat is decorated in a creative and characterful style that adds to the splendour of the setting.





Indoor Spaces

The flat is centred on a generous third-floor reception room. As well as separate dining and seating areas, vaulted ceilings peaking at 4m high add to the sense of space. Furthermore, a pair of south-facing French windows open onto the rear terrace, while front and side windows create a triple aspect and fill this space with light.



The Bedrooms

The flat also contains three bedrooms. The principal bedroom has a dressing room and a well-proportioned ensuite bathroom with a bath, shower, feature windows and a curved skylight creating a bright, conservatory-like space. The second bedroom is also ensuite, while the third bedroom on the second floor has a guest WC next door.







Outdoor Spaces

The flat includes a south-facing rear terrace with enough space for outdoor seating and views over the charming houses of Holland Park Mews.



The Neighbourhood

The flat is part of a double-fronted stucco townhouse 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 and statesmen, as well as prominent engineers, politicians and lawyers.

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

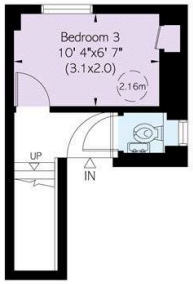
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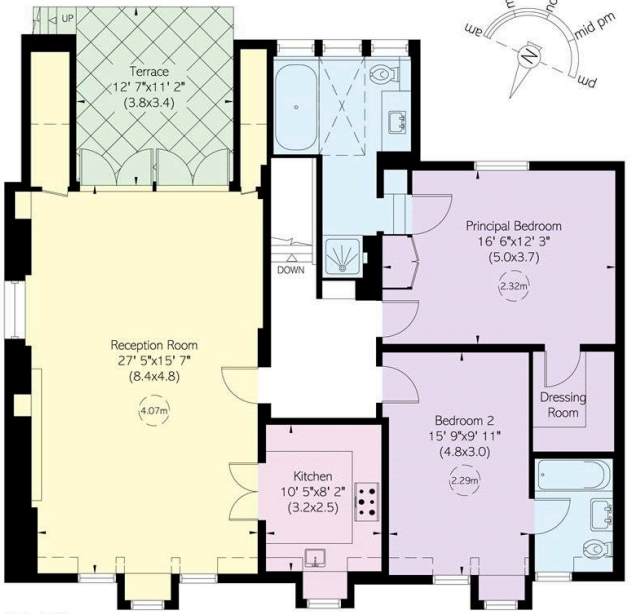
Approximate Internal Area
1,423 sq ft/ 132 sq m
Including limited use area
46 sq ft/ 4 sq m
Outside Area
144 sq ft/ 13 sq m

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.

Reduced head height below 1.5m



Second Floor



Third Floor

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Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

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