

RUSSELL SIMPSON

Perfectly proportioned one bedroom apartment on a prestigious street near Holland Park

HOLLAND PARK
HOLLAND PARK W11

Holland Park

Sold

BEDROOMS 1	INTERNAL 873 SQ FT 81 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1		EPC E	COUNCIL TAX —
TENURE Leasehold	LEASE LENGTH 999 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

An exceptionally well balanced property on sought-after street of grand, Grade II listed white stucco villas

Entering on the ground floor, the eye is drawn through to the reception room. With ceilings nearing four meters and a broad bay window framing the building's communal garden, this generous space further benefits from a mezzanine level.





Indoor Spaces

There is a pleasing symmetry found with the bedroom, offering the same grand proportions as the reception space, as well as built in storage. The kitchen & bathroom are found between the two primary rooms.

Requiring considerable renovation throughout, this offers a wonderful opportunity for an incoming purchaser to create a truly special home.



The Neighbourhood

The flat benefits from access to a superb, and substantial, communal garden. Beautifully maintained, and laid out across the gardens of three former townhouses, it is a welcoming and varied space.

The flat is part of a double-fronted stucco townhouse built in the mid-Victorian era. 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.

Holland Park, W11

Approximate Gross Internal Area

Flat	717 sq ft	67 sq m
Mezzanine	156 sq ft	14 sq m
Total	873 sq ft	81 sq m

Not to Scale, for identification only



Raised Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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