



RUSSELL SIMPSON

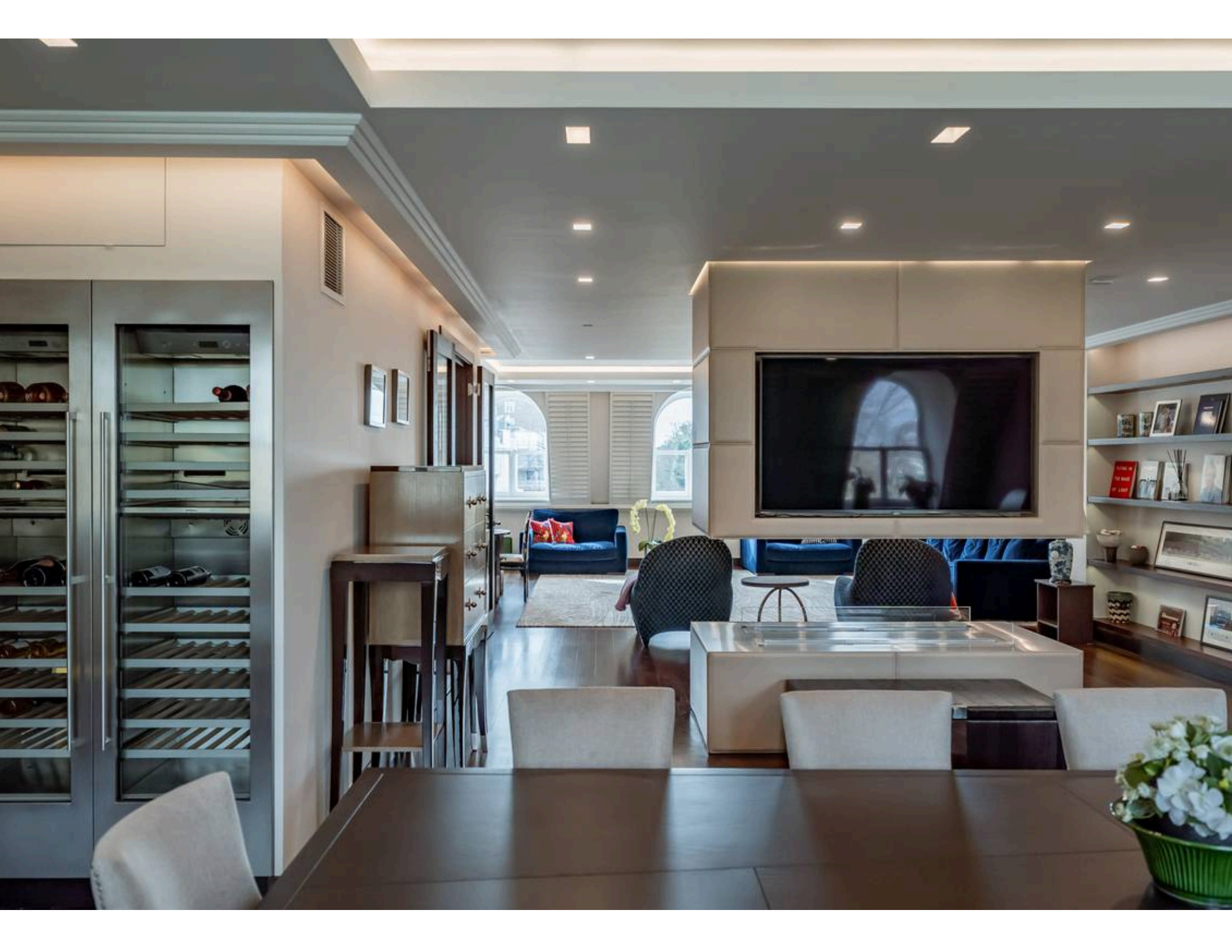
Exceptional four-bedroom lateral
flat with contemporary interiors on
one of West London's smartest
streets

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£7,500,000

BEDROOMS 4	INTERNAL 3,686 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 4	342 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 982 YEARS	GROUND RENT —	SERVICE CHARGE £24,931 P/Y



The Property

Sophisticated flat with impressive reception room and direct lift access in a grand white stucco townhouse





Indoor Spaces

Entering the flat on the third floor, a central corridor leads through to a grand double reception room. This room has space for separate dining and seating areas, as well as a central fireplace unit creating a sense of separation. A door leads from the dining room into the fitted kitchen, with a central island and informal breakfast area.





The Bedrooms

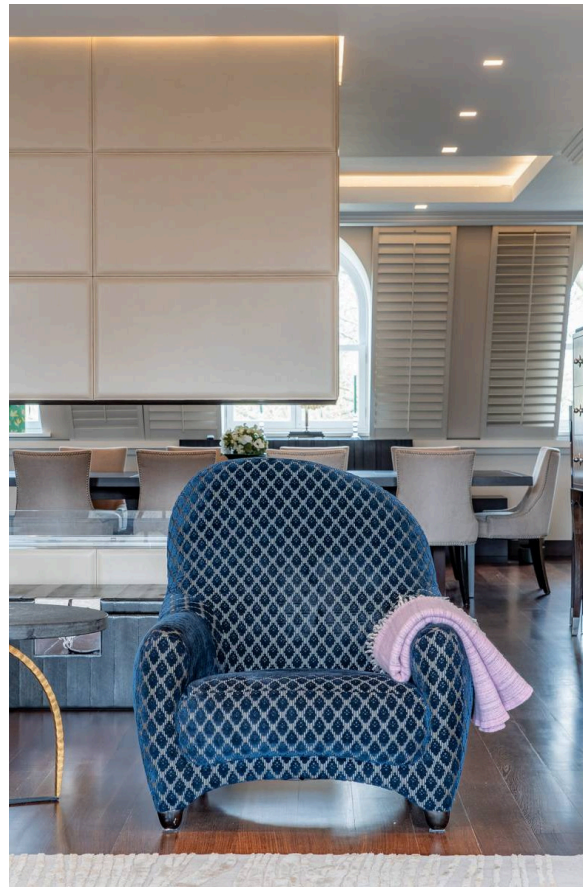
The flat also features four bedrooms. The principal bedroom has a dressing room and an ensuite bathroom with a bath. The other three bedrooms are also ensuite. Furthermore, the property features a discreet utility room, a wine fridge and underfloor heating.



The Design

The interiors have been designed in an elegant contemporary style and finished to an excellent standard. The large lateral layout creates a sense of space, while the modern appliances add to the sophistication.

The flat's two audio zones are equipped with Sonos Amp 2 and Apple Air streaming capabilities. Furthermore, the KNX lighting and heating control system are integrated with wall tablets for centralised control. Finally, the recently replaced boiler means heating can be independently controlled by KNX room controllers.

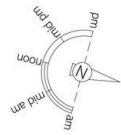


The Neighbourhood

The property can be directly accessed via a lift from the ground floor.

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. This building was once the Halcyon Hotel, which was popular with musicians and actors. 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, W14

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Approximate Internal Area
3,686 sq ft / 342 sq m
Including limited use area
100 sq ft / 9 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.



Third Floor

**RUSSELL
SIMPSON**

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