

### RUSSELL SIMPSON

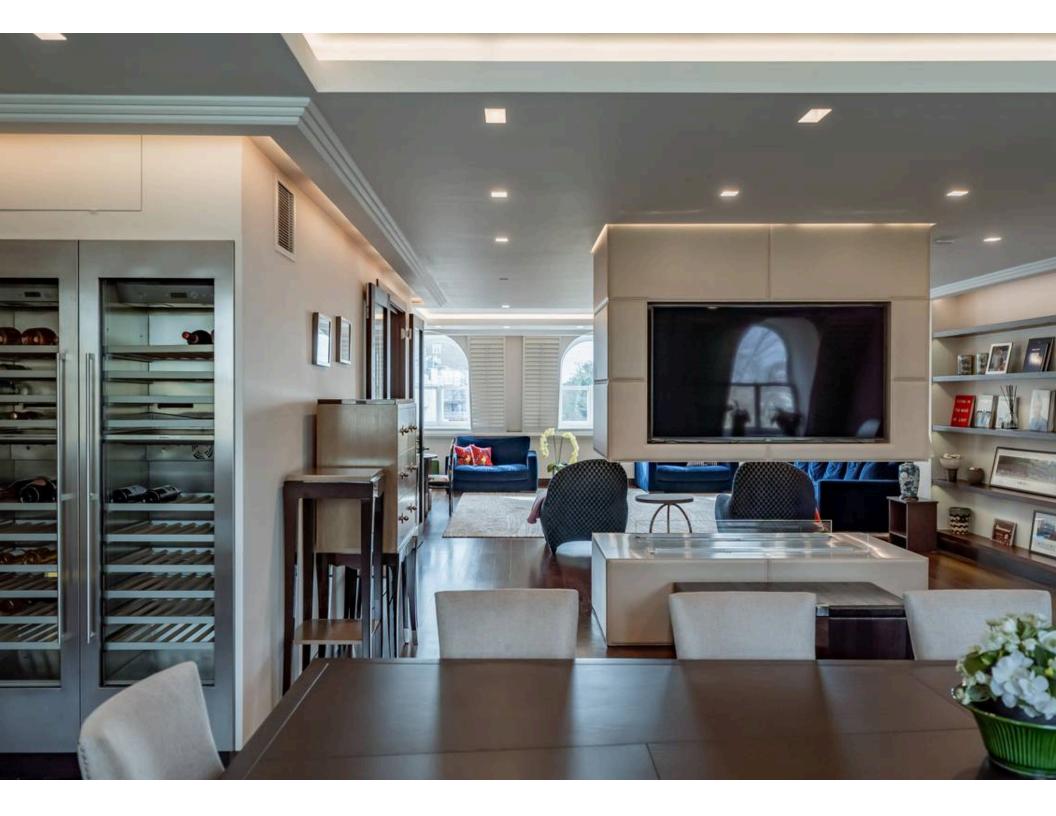
Exceptional four-bedroom lateral flat with contemporary interiors on one of West London's smartest streets

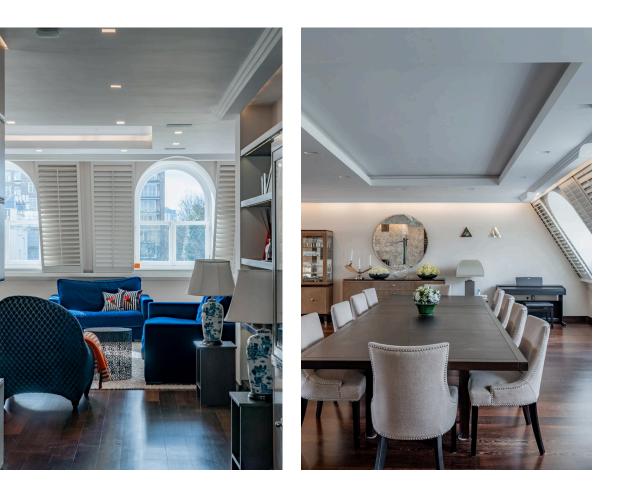
HOLLAND PARK HOLLAND PARK W11

## Holland Park

# £6,750,000

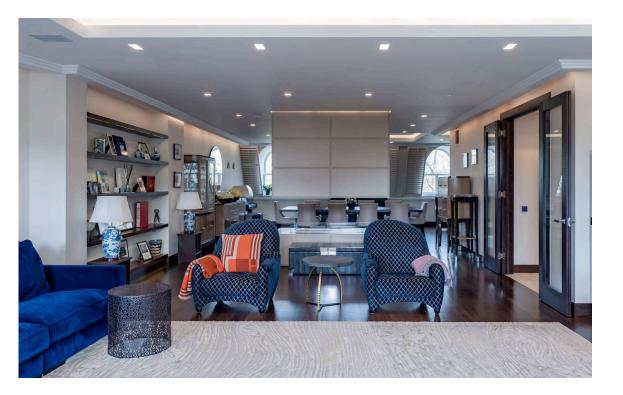
bedrooms	INTERNAL $3,686$ so ft	OUTDOOR	council
4			RBKC
bathrooms	342 бам	epc	council tax
4		C	H
tenure Leasehold	lease length $981$ years	GROUND RENT	service charge $\pounds24,931$ p/y





# The Property

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





# Indoor Spaces

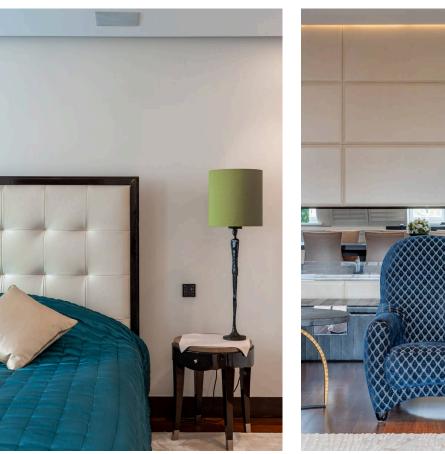
Entering the flat on the third floor, a central corridor leads through to a grand double reception room. This room has space for separate dining and seating areas, as well as a central fireplace unit creating a sense of separation. A door leads from the dining room into the fitted kitchen, with a central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



#### RUSSELL SIMPSON

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