



## **RUSSELL SIMPSON**

Exceptionally elegant five-bedroom  
duplex flat on one of West London's  
smartest streets

HOLLAND PARK  
HOLLAND PARK W11

# Holland Park

Sold

<div>BEDROOMS</div> <div>5</div>	<div>INTERNAL</div> <div>4,018 <small>SQ FT</small></div> <div>373 <small>SQM</small></div>	<div>OUTDOOR</div> <div>3,834 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>5</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>85 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£9,593 <small>P/Y</small></div>



## The Property

Grand flat with opulent interiors and west-facing garden in a white stucco villa close to Holland Park



## Grand Reception Rooms

Stepping into the flat on the raised ground floor, the front door opens onto a spacious entrance hall with stone tiling. One side of the hall offers a pair of grand reception rooms with high ceilings, wooden floors and full-length sash windows. Panelled walls and ornate plaster mouldings on the ceiling and fireplace all add to the sense of splendour.



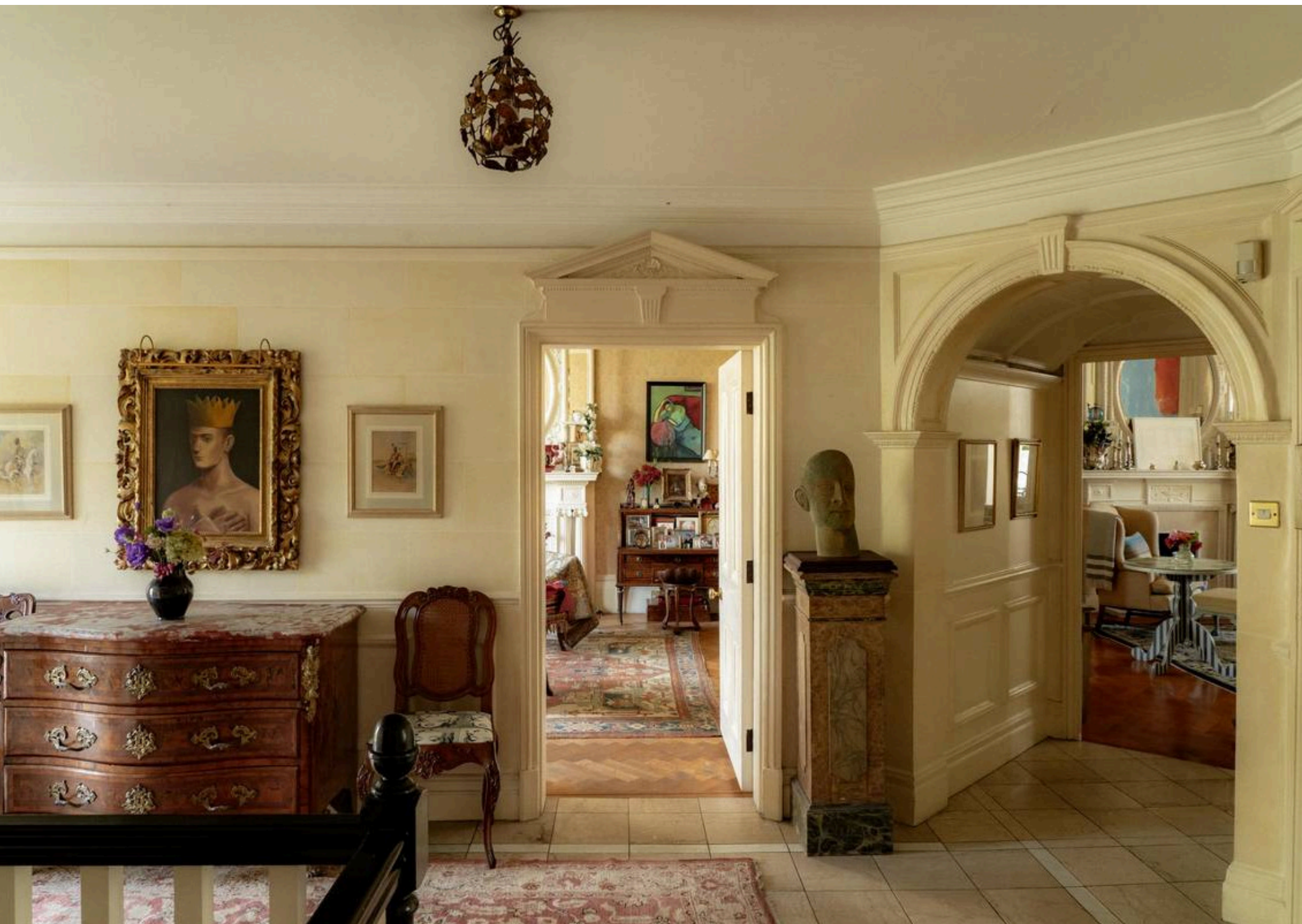


## Indoor Spaces

The other side of the hall features a formal dining room and an open-plan kitchen with modern units, a central island and an informal breakfast area. Next door is a guest WC and access to the rear balcony, leading down into the garden.











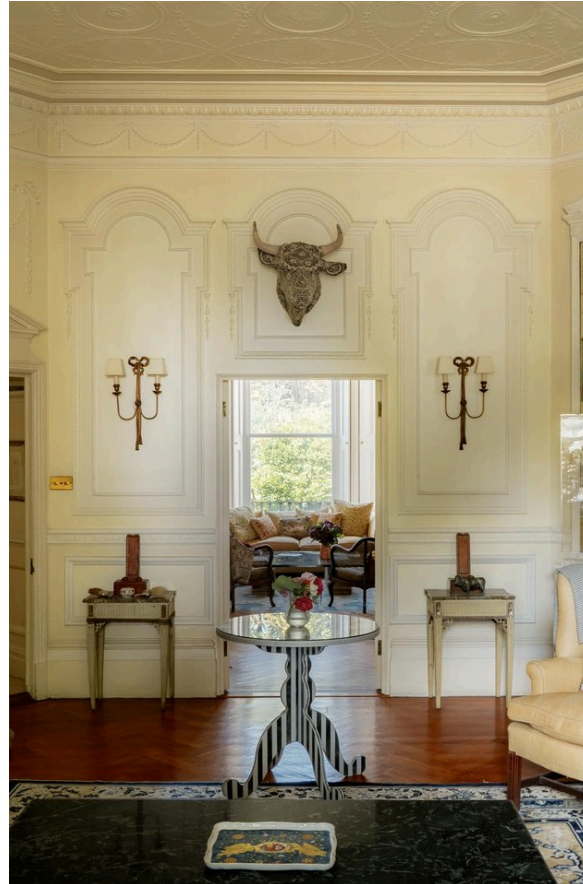
## The Bedrooms

The lower ground floor consists of four or five bedrooms. The well-proportioned principal bedroom has an ensuite bathroom with a bath, as well as a dressing room and French doors opening onto the garden. There are three more ensuite bedrooms, and an additional bedroom that could also be used as a dressing room. A utility room, a sauna and separate street access complete this floor.



## The Design

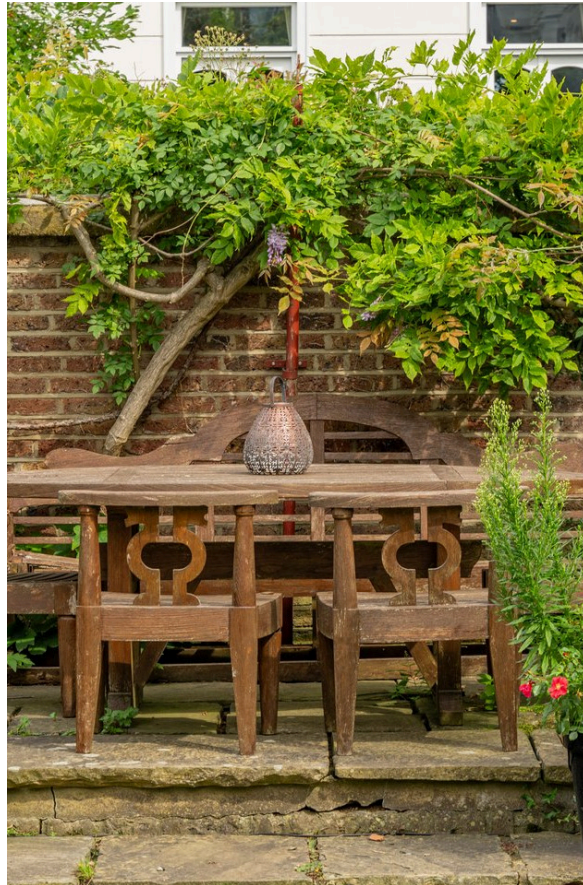
The whole flat has been decorated in an opulent traditional style to suit its historic setting and lofty proportions.





## Outdoor Spaces

The property includes a west-facing garden with a lawn and paved seating area. In addition, there is a patio surrounding the lower ground floor with access to storage and a wine cellar.





## The Neighbourhood

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.



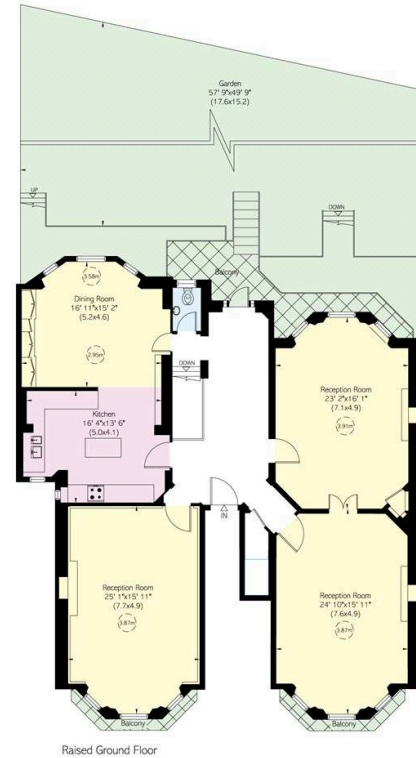
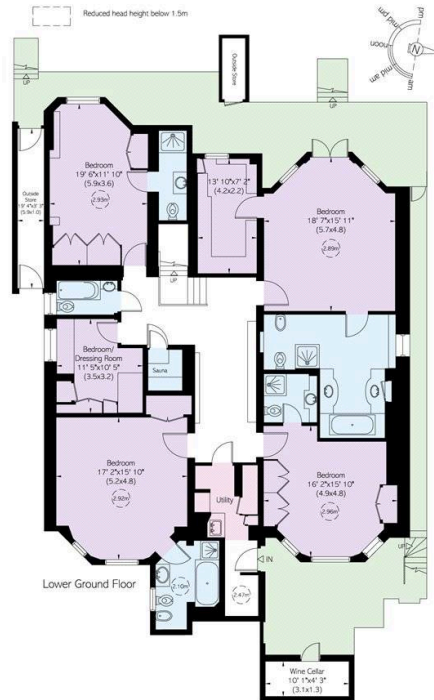
# Holland Park, W11

**Approximate Internal Area**  
4,048 sq ft / 373 sq m

**Excluding limited use area,  
outside storage and wine cellar**  
158 sq ft / 15 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 complete bearings before making any decisions reliant upon them.

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