



RUSSELL SIMPSON

Sophisticated three-bedroom flat
with roof terrace on one of West
London's smartest streets

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£2,895,000

BEDROOMS 3	INTERNAL 1,888 SQ FT	OUTDOOR 150 SQ FT	COUNCIL RBKC
BATHROOMS 2	175 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 154 YEARS	GROUND RENT —	SERVICE CHARGE £3,524 P/Y



The Property

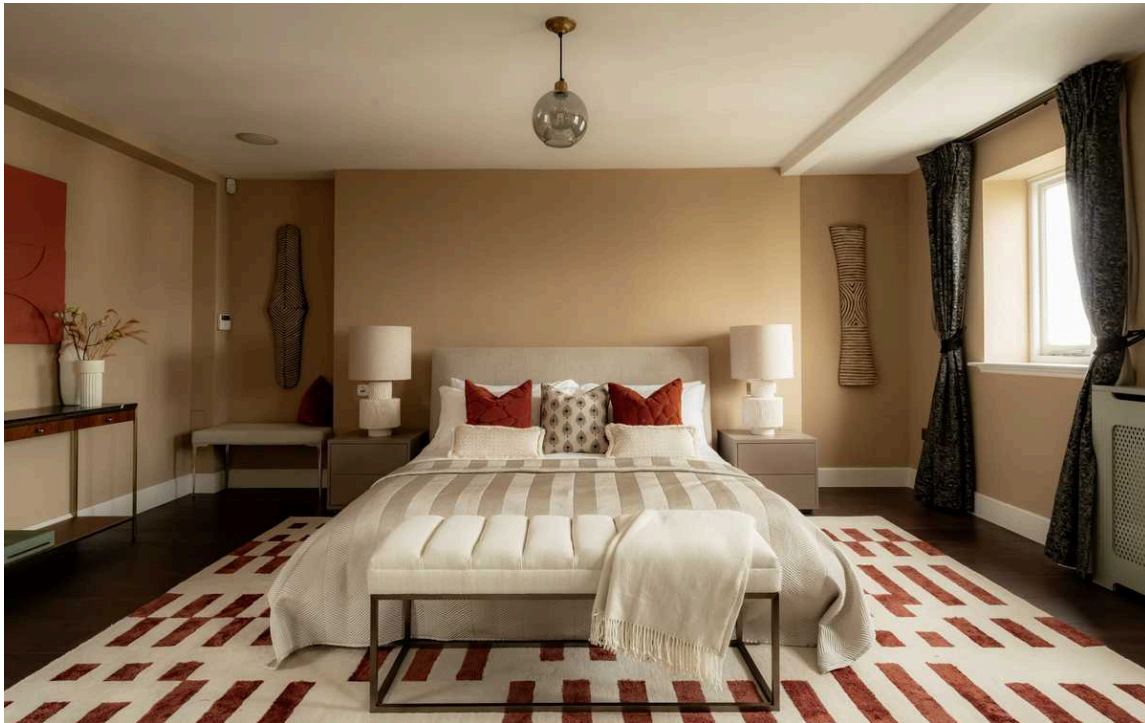
Beautiful flat blending traditional charm and contemporary style in a grand white stucco townhouse



Indoor Spaces

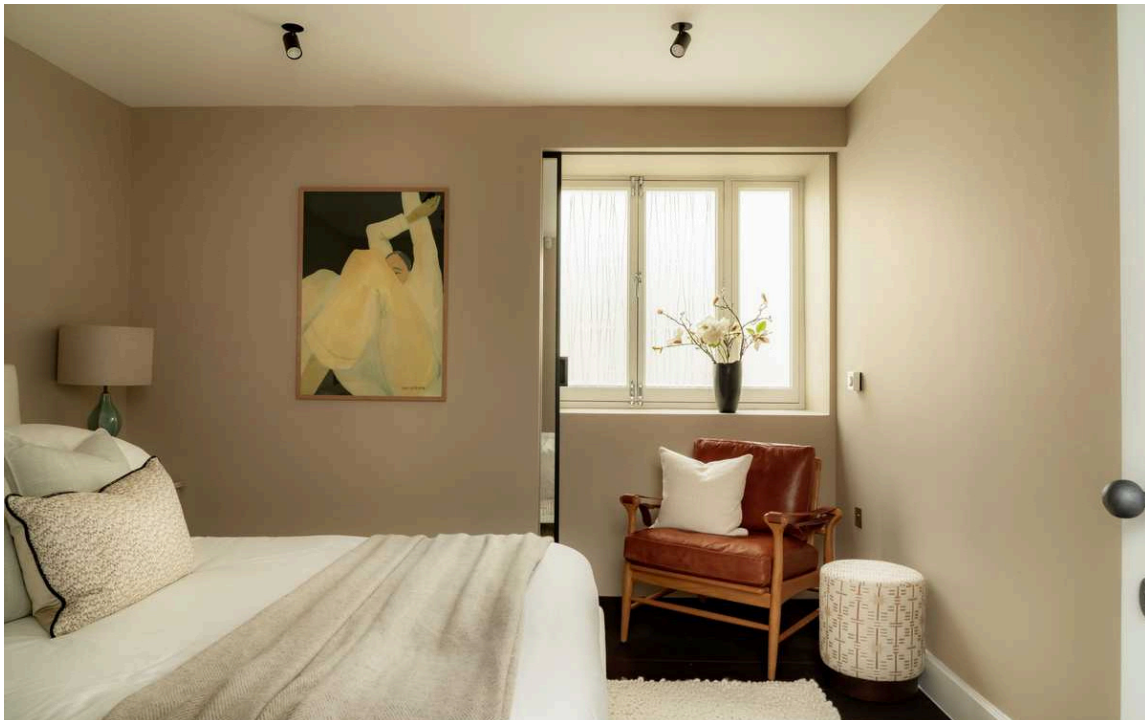
This third-floor duplex flat centres on a generous reception room running the entire length of the building. This includes an open-plan kitchen, a dining area and a seating area, while the triple aspect floods this space with natural light. Next door is a study with double French doors leading out onto the roof terrace.





The Bedrooms

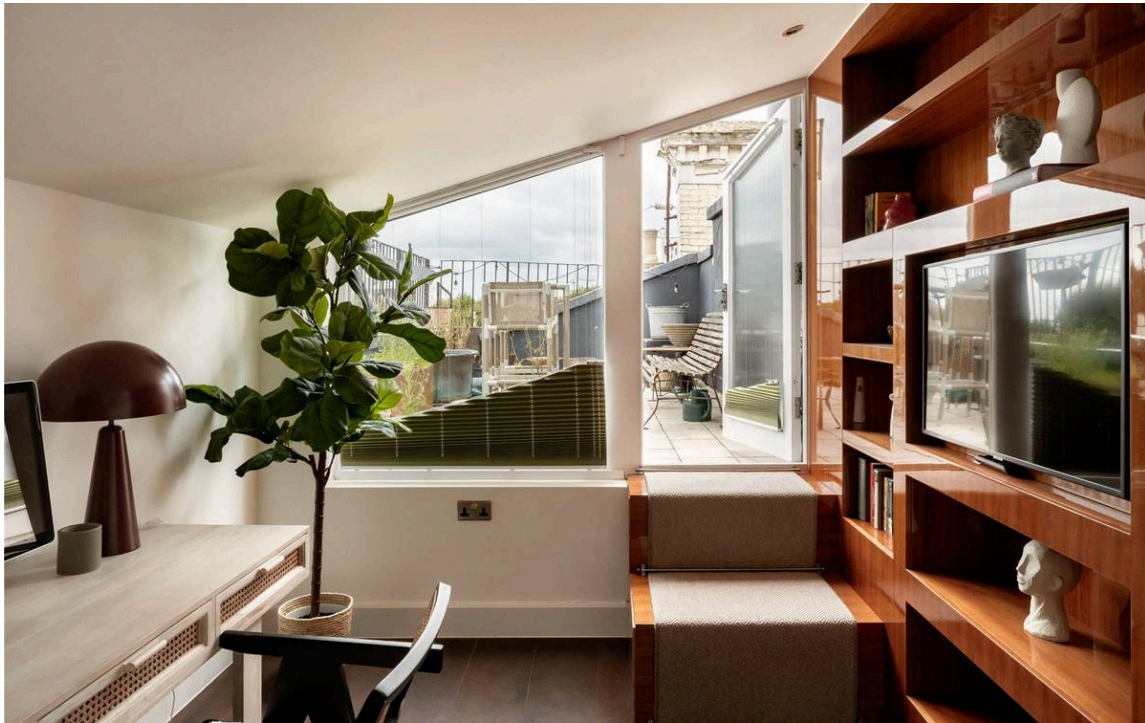
The principal bedroom includes an ensuite bathroom with a bath and a dressing room. The second bedroom has a WC next door, while the third bedroom has an adjacent bathroom and is found on the second floor.



The Design

This property is entered on the second floor, with steps leading up to the main living areas. It is presented in excellent condition, with a rare and sought-after square floorplan. The neutral colour scheme adds to the elegance, while dark wooden floors create a sense of harmony throughout.





Outdoor Spaces

The property includes a south-facing roof terrace overlooking the mews with enough space for outdoor seating.

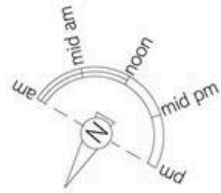




The Neighbourhood

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 and statesmen, as well as prominent engineers, politicians and lawyers.

This house was home to the last Maharajah of Lahore. 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.



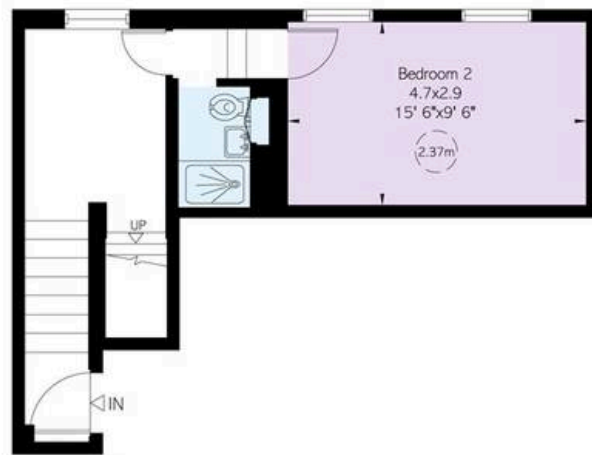
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Approximate Internal Area
1,888 sq ft/ 175 sq m

Outside Area
151 sq ft/ 14 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.



Second Floor



Third Floor

**RUSSELL
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