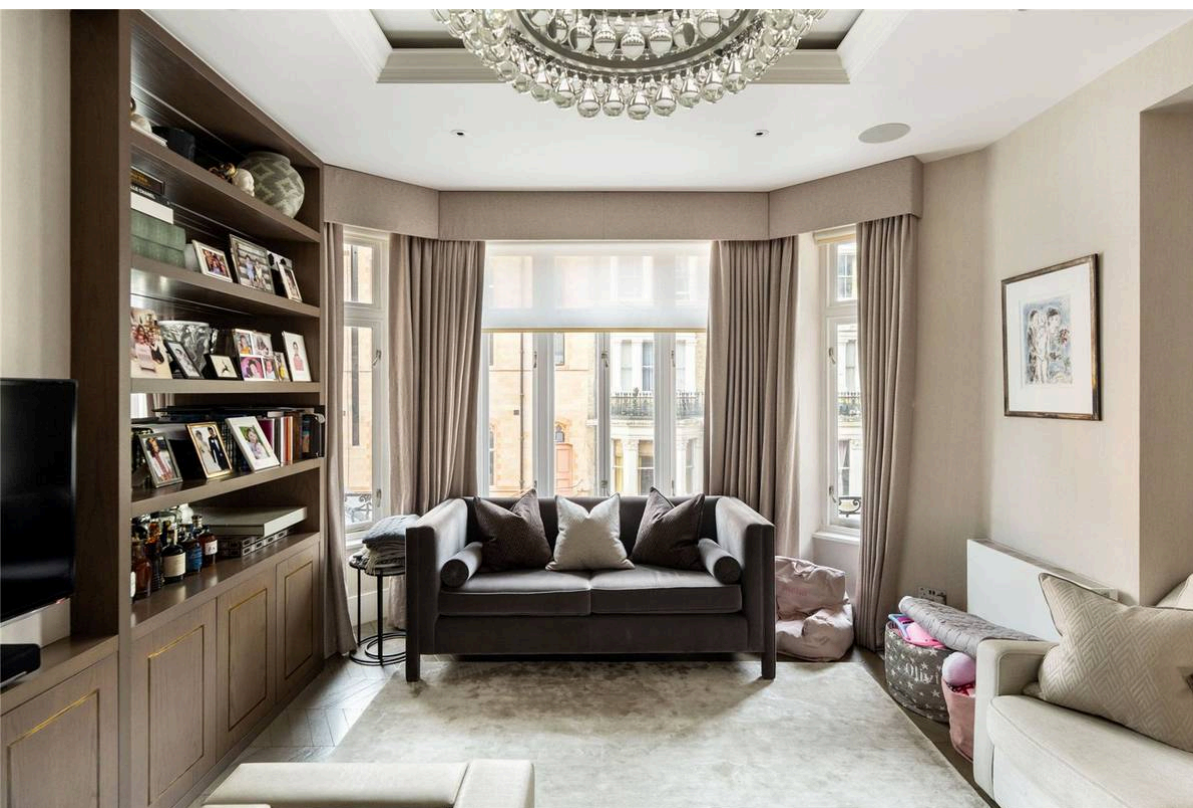




RUSSELL SIMPSON

Refined four-bedroom flat within a
grand Holland Park mansion block

HOLLAND PARK COURT
HOLLAND PARK W14

Holland Park Court

£2,950,000

BEDROOMS 4	INTERNAL 1,812 SQ FT 168 SQM	OUTDOOR 42 SQ FT	COUNCIL RBKC
BATHROOMS 3		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 943 YEARS	GROUND RENT —	SERVICE CHARGE £7,500 P/Y

The Property

A four-bedroom flat combining the architectural character of a traditional mansion block with distinctive interiors and generous reception spaces.

The flat brings together the architectural character of a traditional mansion block with a more individual approach to its interiors. Bay windows, decorative fireplaces and chandeliers lend a sense of period elegance, while the built-in shelving and cabinetry provide practical storage without compromising the character of the rooms.





The Reception Room

The reception rooms are arranged to provide distinct spaces for entertaining and everyday living. The main reception room is particularly inviting, with a bay window drawing in natural light and built-in dark wood shelving framing a central display of books, photographs and decorative pieces. A crystal chandelier hangs overhead, adding a touch of grandeur.



The Dining Room

The separate dining room has a more formal feel, with herringbone wood flooring, a decorative fireplace and an abstract artwork above the mantel. A further chandelier and tall lamps flanking the fireplace complete the setting, creating an elegant backdrop for entertaining.



The Kitchen

The kitchen has a clean, contemporary finish, with sleek white cabinetry and marble-effect work surfaces. An informal breakfast area sits beneath a glass pendant light, providing a relaxed space for everyday dining.



The Bedrooms

The principal bedroom is centred around a bay window, with a built-in bench seat making the most of the natural light. Elsewhere, a further bedroom has been thoughtfully arranged with built-in bunk beds and a study area with shelving, while the smallest bedroom is currently set up as a nursery. Together, the four bedrooms offer flexibility for family living, working from home or accommodating guests.





Outdoor Spaces & The Neighbourhood

A balcony extends from the living and dining rooms, providing an additional outdoor space and a natural extension of the principal reception areas.

Holland Park Court sits within an established residential pocket of W14, surrounded by mature trees and attractive period architecture. The open green spaces of Holland Park are close by, as is the Holland Park Lawn Tennis Club, adding to the appeal for those who enjoy an active outdoor lifestyle.

The surrounding neighbourhoods offer a good choice of independent shops, cafés and restaurants, with Kensington and Shepherd's Bush both nearby for further amenities and transport connections. It's a well-connected part of west London that retains a distinctly residential feel.

Holland Park Court, W14

Approx Gross Internal Area
1,812 sq ft / 168.4 sq m

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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.



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