



## **RUSSELL SIMPSON**

Elegant Holland Park flat in a  
beautiful mansion block

HOLLAND PARK COURT  
HOLLAND PARK W14

# Holland Park Court

# Sold

BEDROOMS 4-4	INTERNAL 1,517 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2-2	140 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 945 YEARS	GROUND RENT —	SERVICE CHARGE £5,634 P/Y



## The Property

Four bedroom flat with high ceilings and attractive views close to Holland Park Tennis Club



## Indoor Spaces

Entering the flat on the ground floor, the front hall leads through to a large reception room. The room has enough space for separate dining and seating areas, while high ceilings and a south-west facing bay window add to the sense of light.





## The Bedrooms

Opposite the reception room is a fitted kitchen with a breakfast eating area, while a corridor leads to the four bedrooms on the far side of the flat. One of these bedrooms is ensuite, and the rest share an additional bathroom. All have built-in storage space, with further storage in the corridor.





## The Neighbourhood

Holland Park Court is a beautiful, red-brick mansion block with lift. The front of the building has views over Addison Hall, while the rear bedrooms have views over the greenery of Holland Park Tennis Club.

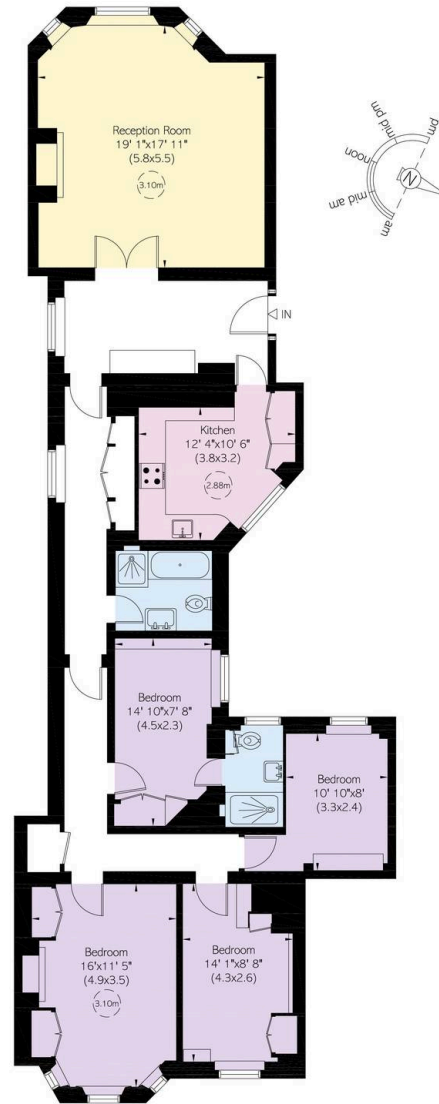
Holland Park Gardens is an attractive street lined with a mix of mansion blocks and stucco-based town houses set back from the road. Both Holland Park and Shepherd's Bush underground stations are close, while the entrance to Holland Park itself is also nearby. In addition, the restaurants and independent shops of Notting Hill are within easy reach.

Holland Park Court  
Holland Park Gardens  
W14

**Approx Gross Internal Area**  
1,517 sq ft / 141 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.



GROUND FLOOR

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SIMPSON**

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