



## **RUSSELL SIMPSON**

Superb townhouse with exceptional interiors and an attached mews on a historic address in the heart of Kensington

HOLLAND STREET & CARMEL COURT  
KENSINGTON W8

# Holland Street & Carmel Court

£9,750,000

BEDROOMS 5	INTERNAL 4,032 SQ FT	OUTDOOR 830 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 6	374 SQM	EPC C	TENURE Freehold



## The 18th Century Property

Exquisitely designed five-bedroom family home on a prestigious street of Grade-II-listed Georgian properties

# Ground Floor Entertaining

Stepping into the 18th century house on the ground floor, the entrance hall opens onto a series of sublime reception rooms. This includes a sitting room, an open-plan kitchen and a dining area, flowing into one another to create a bright and spacious living area. Furthermore, the dining room has a pair of double French doors opening onto the garden.

Below, the lower ground floor consists of a large utility room and second kitchen, as well as a coat room. This floor also has a wine cellar storage vault and separate street access.



img 1

Dining room

img 2

Kitchen through to the garden



## First Floor Drawing Room

The first floor features an elegant and impressive double reception room. As well as separate seating areas, there is a comfortable library at the rear of this room.



## The Bedrooms

The principal bedroom suite occupies the entire second floor, offering a dressing area and separate bathroom areas, including a wet room. There are two more bedrooms on the third floor, both ensuite. The lower ground floor also offers an ensuite bedroom and a guest WC.



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img 1

Principal ensuite

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img 2

Principal bedroom



## The Design

The property has been designed to an exceptionally high standard with sophisticated interiors combining the modern with classical elegance. Each room is immaculate with state of the art services, while natural materials and muted tones add to the sense of space and calm. [Read more about the unique design here.](#)

The ground, first and second levels of the 18th century house have underfloor heating, as does the mews house throughout.



## The Mews House

The property also offers a separate mews house, featuring an open-plan kitchen with reception room, a bedroom with ensuite bathroom, and a stylish library and cinema in the basement.

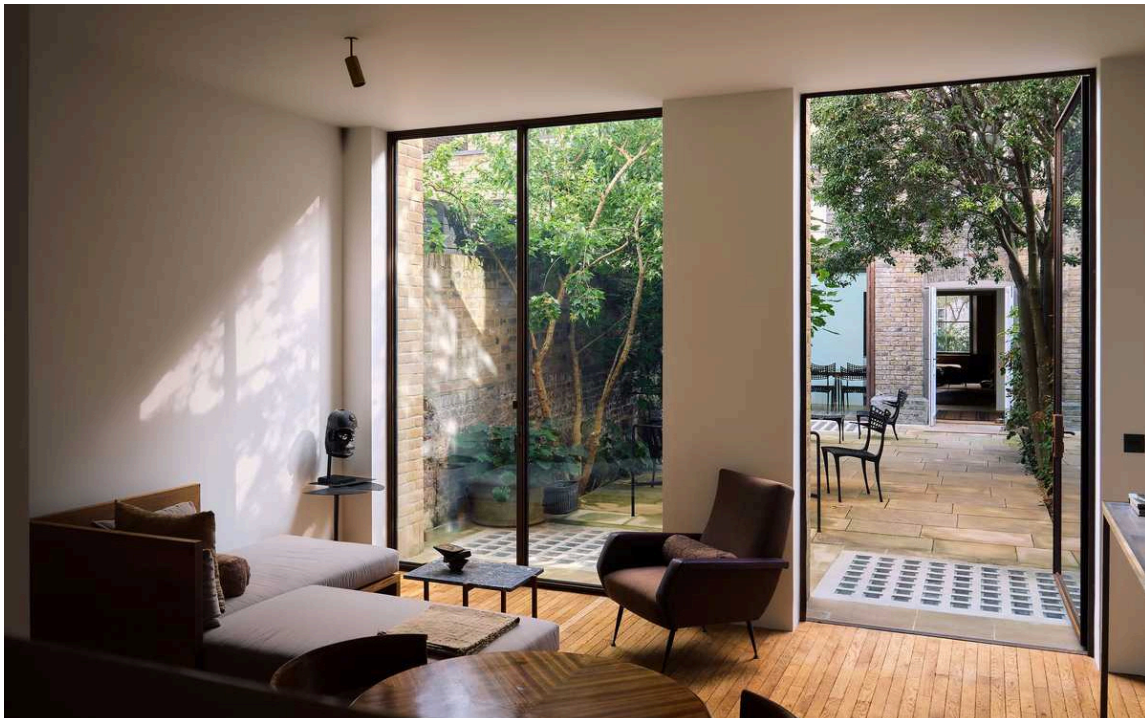
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img 1

Library and cinema

img 2

View through courtyard garden to Holland Street







## The Outdoor Spaces

The house includes a paved courtyard garden with a shaded area for outdoor dining. Furthermore, it is set back from the street with a front garden, giving added privacy.

## The Neighbourhood

Holland Street is a quiet residential road lined with historic Georgian townhouses laid out in the first half of the eighteenth century. According to one local story, the street was home to several ladies-in-waiting when the royal family was in residence at Kensington Palace. Later it was occupied by the novelist Radclyffe Hall and the artist Walter Crane.

Today, Holland Street is conveniently located midway between Holland Park and Kensington Gardens. From here, the many restaurants and shops of Kensington High Street and Notting Hill are close, along with both underground stations.



Holland Street  
& Carmel Court, W8

**Approx Gross Total Area**  
4,032 sq. ft. / 374.57 sq. m.

**Holland Street**  
**Approx Gross Internal Area**  
2,992 sq. ft. / 277.96 sq. m.  
(Including Loft)  
Loft: 11.98 sq. m. / 129 sq. ft.

**Carmel Court**  
**Approx Gross Internal Area**  
1,040 sq. ft. / 96.62 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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SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)