



## **RUSSELL SIMPSON**

Elegant three-bedroom family home  
in prestigious Kensington

HOLLAND STREET  
KENSINGTON W8

Holland Street

Sold

BEDROOMS 3	INTERNAL 1,582 SQ FT	OUTDOOR —	COUNCIL TAX RBKC, H
BATHROOMS 2	146 SQM	EPC D	TENURE Freehold



## The Property

A beautifully presented Georgian terraced house offering refined family living.

Entering the house on the ground floor, you step into a generous reception room filled with light from the large sash windows. The room features a striking stone fireplace as its focal point, with elegant proportions enhanced by high ceilings that create a superb sense of scale. Wooden floors flow throughout this level, adding warmth to the sophisticated interiors.



## Indoor Spaces

The separate dining room provides an intimate space for formal entertaining, with natural light flooding the space through the skylight above. Beyond is the well-appointed kitchen, featuring a harmonious blend of traditional and modern elements. The space includes wooden countertops complemented by ornate carved cabinetry below.

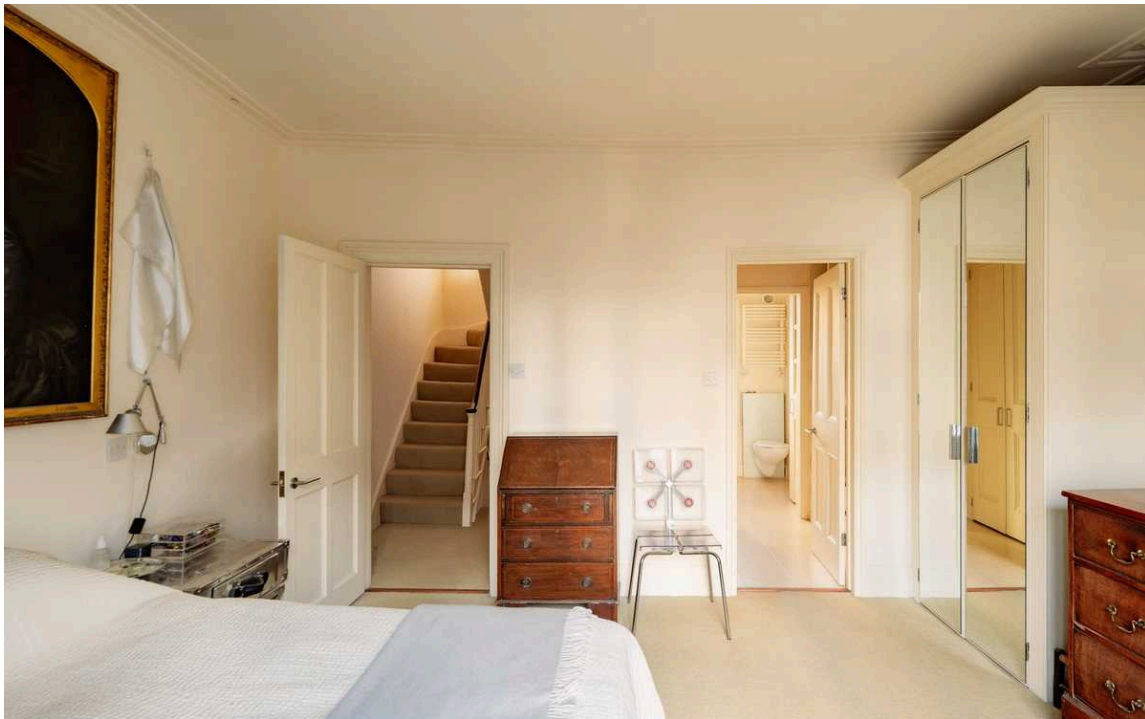




## The Bedrooms

Ascending to the first floor, the principal bedroom offers generous proportions with walk through wardrobe to an ensuite bathroom. This level also includes a comfortable study with built-in bookshelves and direct access to the terrace through French doors.

The second floor accommodates two well-proportioned bedrooms, each with period features including original sash windows. These rooms share a family bathroom.





## Outdoor Spaces

The property includes a terrace accessed from the first-floor study, as well as being set back from the street by a delightful front garden offering a charming green outlook.

## The Neighbourhood

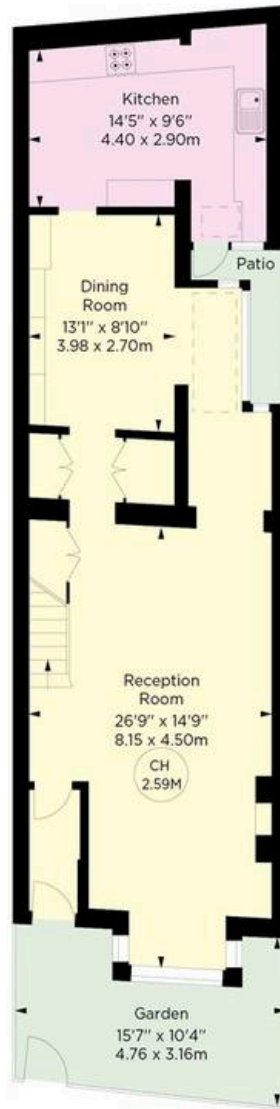
Holland Street is a picturesque residential address in the heart of Kensington lined with elegant Georgian terraced houses. The location offers exceptional convenience, with upmarket boutiques and restaurants of Kensington are within easy walking distance, while both Holland Park and Hyde Park provide extensive open spaces for recreation. High Street Kensington ensures excellent transport links across London, making this an ideal family address in one of the capital's most sought-after postcodes.

Holland Street,  
W8

**Approx Gross Internal Area**  
1,582 sq ft / 146.97 sq m

**RUSSELL  
SIMPSON**

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.

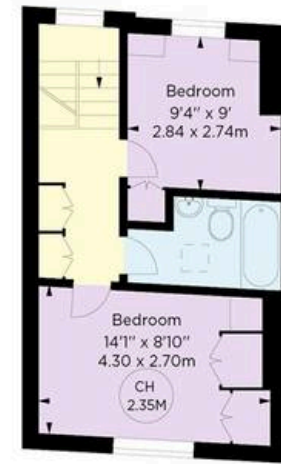
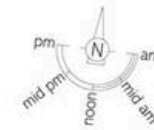


GROUND FLOOR



FIRST FLOOR

Key :  
CH - Ceiling Height



SECOND FLOOR

**RUSSELL  
SIMPSON**

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