



RUSSELL SIMPSON

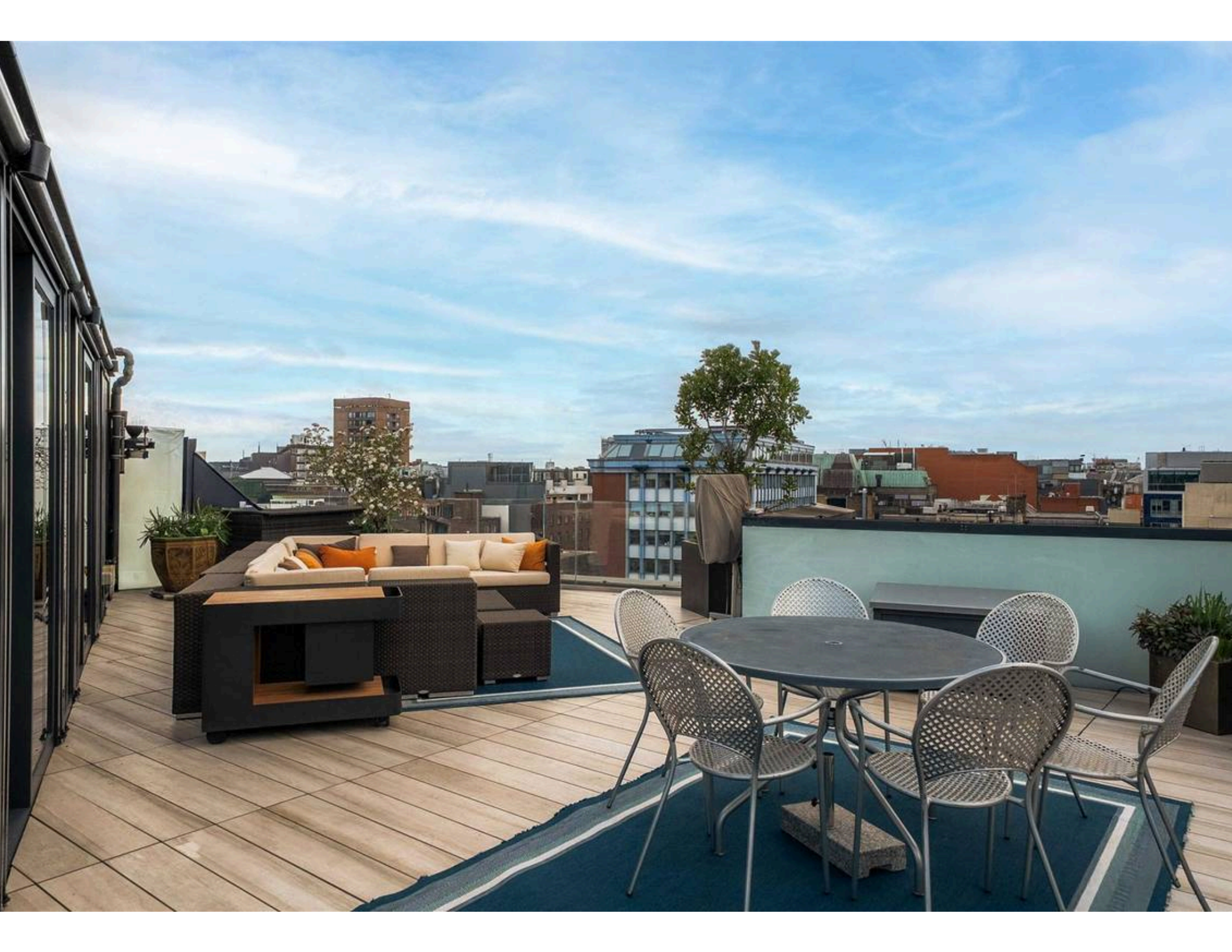
Exceptional duplex apartment with
impressive 1,200 square foot terrace,
and secure parking

HOLLEN STREET
SOHO W1F

Hollen Street

£4,950,000

BEDROOMS 2	INTERNAL 2,203 SQ FT	OUTDOOR 1,199 SQ FT	COUNCIL Westminster City
BATHROOMS 3	204 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 147 YEARS	GROUND RENT —	SERVICE CHARGE £20,000 P/Y





The Property

Originally a three-bedroom apartment, allowing for flexible use of space benefiting from a lift and porter service



The Reception Room

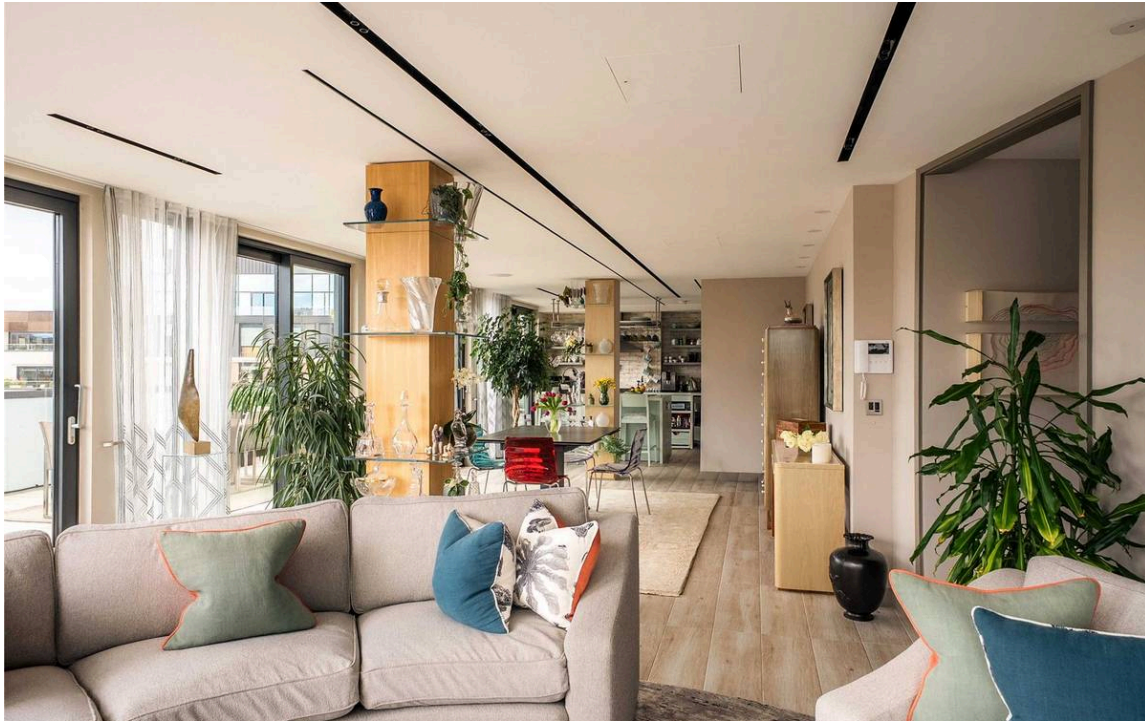
Entering the flat on the fifth floor, you step into a welcoming reception space featuring large floor-to-ceiling windows that fill the space with natural light and providing rooftop views. A striking cantilevered staircase leading to the upper level.



The Bedrooms

This floor also accommodates two spacious bedrooms. The principal bedroom further benefits from a generous dressing room. Both bedrooms accompanied by ensuite bathrooms, featuring contemporary fixtures and quality finishes. The principal bedroom occupies a substantial portion of this floor and represents one of the apartment's most impressive spaces.

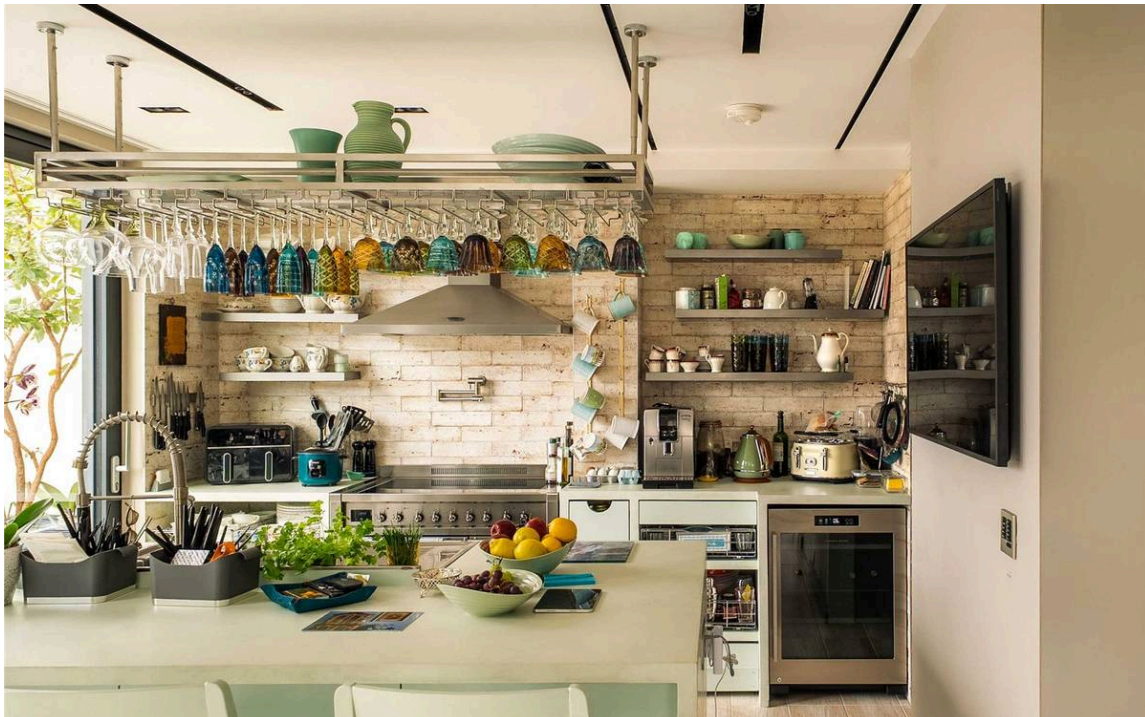




Open-Plan Kitchen

Ascending to the sixth floor, you reach the heart of the apartment - a magnificent open-plan kitchen, reception and dining area. This spectacular space features floor-to-ceiling windows and doors that open directly onto the terrace, creating seamless indoor-outdoor living. The kitchen is fitted with contemporary units and integrated appliances, while the dining area provides excellent entertaining space within this light-filled environment.

The property benefits from wooden floors and floor-to-ceiling windows that maximize natural light. Built-in storage solutions, including the dedicated dressing room, demonstrate thoughtful design that enhances both functionality and style.





Roof Terrace

The property's crowning feature is the substantial terrace on the sixth floor, accessible from both the reception area and kitchen. This exceptional outdoor space provides multiple areas for dining and relaxation, with excellent exposure ensuring good natural light throughout the day.



The Neighbourhood

Hollen Street is located in the heart of Soho, one of central London's most vibrant and creative districts. The location offers exceptional convenience, being moments away from Oxford Circus Underground station with access to the Central, Northern, and Victoria lines. The area is renowned for its eclectic mix of independent restaurants, galleries, and boutiques, while the shopping of Oxford Street and Regent Street are within easy walking distance. The nearby Charlotte Street is famous for its dining scene, and the open spaces of Fitzroy Square and Russell Square provide peaceful retreats. This dynamic neighbourhood combines historic Georgian architecture with a contemporary creative atmosphere, making it one of London's most sought-after residential areas.

Hollen Street,
W1F

Approx Gross Internal Area
2,203 sq ft / 204.66 sq m

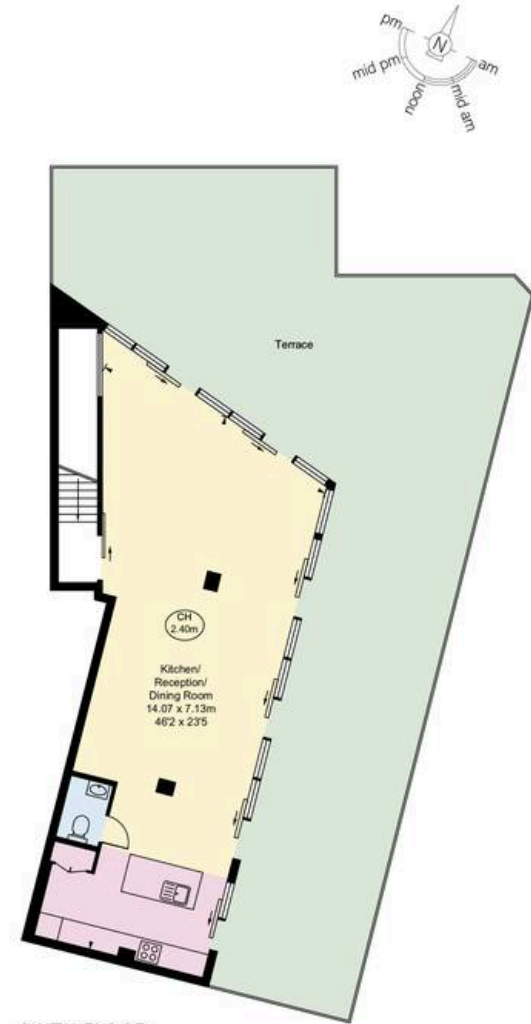
(Including restricted height
under 1.5m $\leftarrow \rightarrow$)
(CH = Ceiling Heights.)

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SIMPSON**

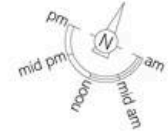
This plan is for layout guidance only. Not drawn to
scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the
preparation of this plan. Please check all dimensions,
shapes, and compass bearings before making any
decisions reliant upon them.



FIFTH FLOOR



SIXTH FLOOR



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SIMPSON**

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