



RUSSELL SIMPSON

An exceptional seven-bedroom
house, on a prestigious street beside
Holland Park

ILCHESTER PLACE
HOLLAND PARK W14

Ilchester Place

Sold

BEDROOMS 7	INTERNAL 6,426 SQ FT	OUTDOOR 2,677 SQ FT	COUNCIL TAX H
BATHROOMS 5	596 SQM	EPC E	TENURE Freehold

The Property

A magnificent townhouse with a games room, cinema and gym, on one of London's most exclusive streets.



img 1

Dining Room

img 2

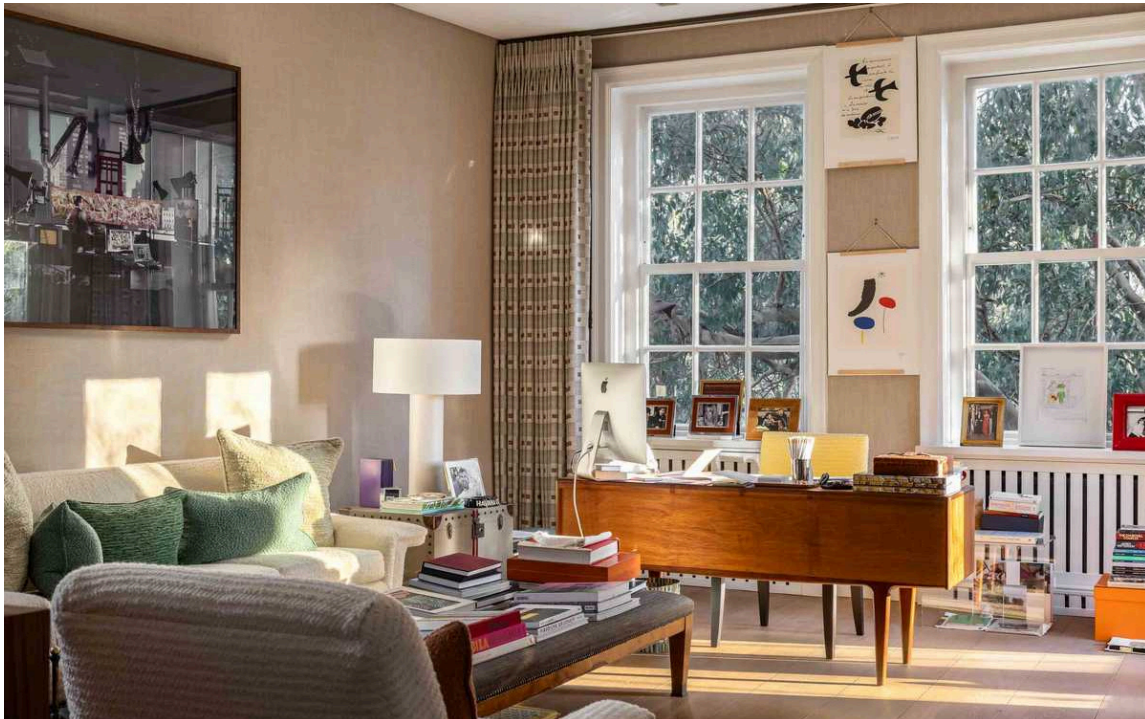
Drawing Room



Indoor Spaces

The property is furnished throughout with high-quality materials and tasteful furniture, yet it retains the comfort and informality of a family home.

The ground floor contains an entrance hall, study and a generous reception room, with access to the enclosed front garden. In addition, this floor contains a dining room and next-door kitchen with an island seating area. Both these rooms feature high French windows, which open onto the south-facing rear garden, meaning they are filled with light.



img 1

Kitchen

img 2

Sitting Room





The Bedrooms

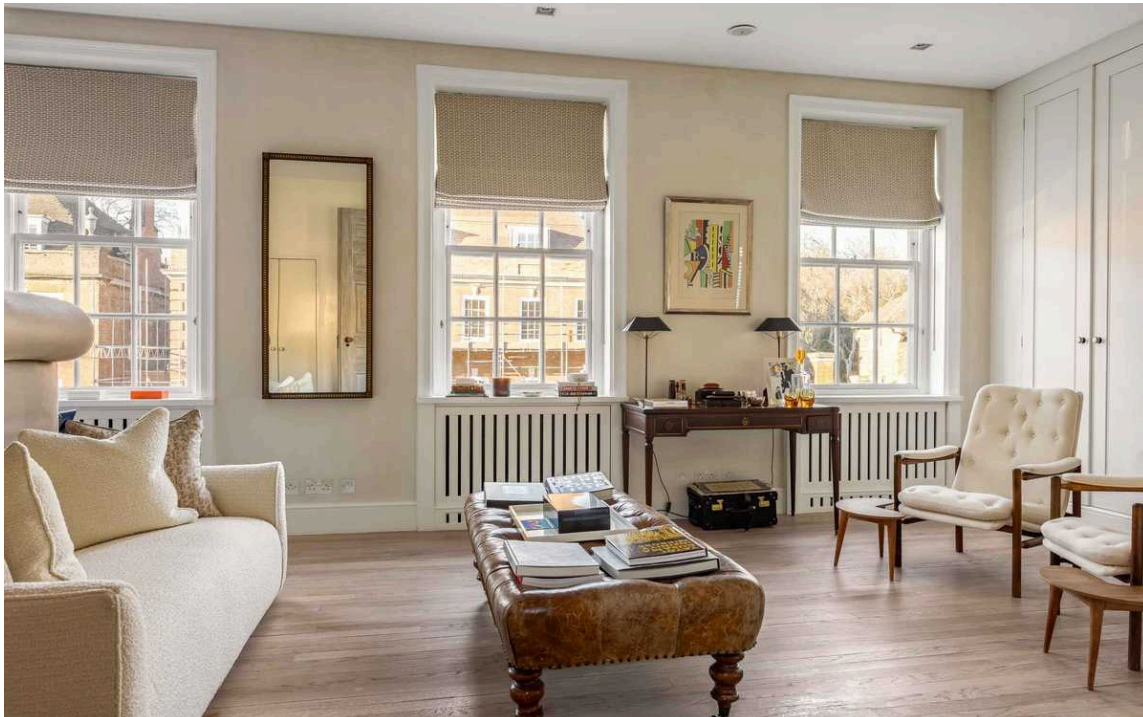
Upstairs, the first floor offers a grand principal bedroom occupying the entire width of the house, with a pair of ensuite bathrooms. In addition, a second study at the rear of the house allows access to a terrace with garden views. Upstairs again, on the second floor, are four more bedrooms and two bathrooms, while a sixth bedroom completes the third floor.

img 1

Principal Bedroom

img 2

Principal Bedroom





Entertainment Spaces

Downstairs, the lower ground floor includes a games room, a home cinema and a gym, as well as a wine cellar and bedroom with ensuite bathroom. In addition, there is a large laundry room, considerable storage space and separate access to the street.

img 1

Games Room

img 2

Cinema Room





Outdoor Spaces

The house benefits from a front garden sheltered by high yew hedges, with space enough for an outdoor dining table. In addition, there is a paved rear-garden and a large first-floor terrace, while the south-west entrance to Holland Park is just a few metres away.



History

This property is located at the quiet end of Ilchester Place, and is one of the few houses on the street with a side entrance, allowing for added privacy.

[Read more about the design of this exceptional property here.](#)

The beautiful red-brick houses on Ilchester Place were built during the interwar years and designed in the neo-Georgian style. Their wide proportions allow for an unusual level of lateral space, as well as a low building frontage for the entire length of the street.



The Neighbourhood

Ilchester Place is set within the Holland Park Conservation Area and preserves a sense of discretion and calm. However, the local neighbourhood is also well-served by the restaurants, schools and transport links around Kensington High Street.

Ilchester Place, W14

Approximate Internal Area

6,426 sq ft/ 597 sq m

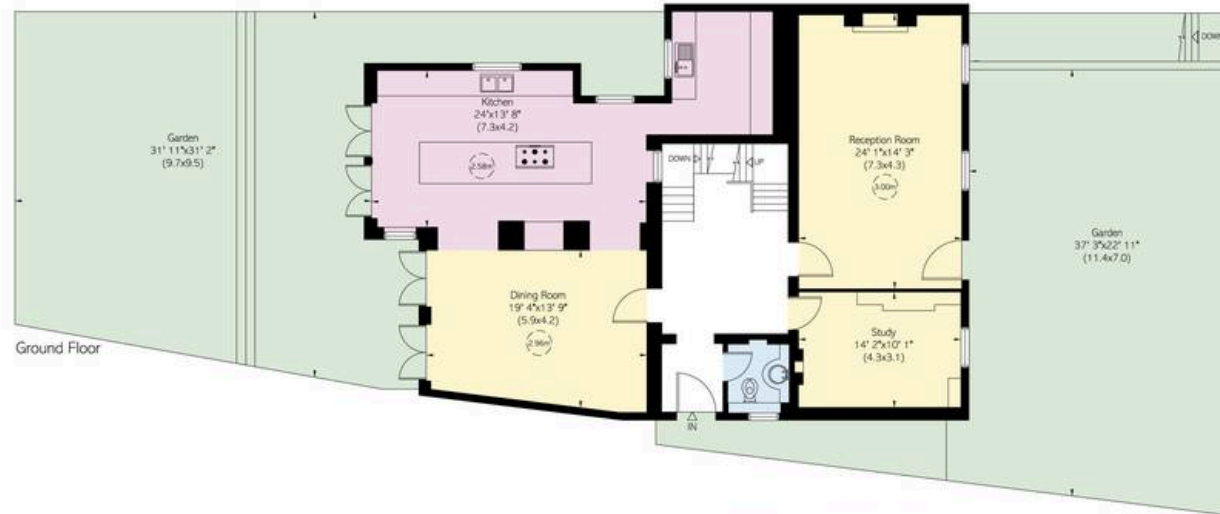
Including limited use area

29 sq ft/ 3 sq m

Outside Area

2,678 sq ft/ 249 sq m

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Ground Floor



Lower Ground Floor

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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