



## **RUSSELL SIMPSON**

Sophisticated one bedroom flat with  
communal garden access close to  
Holland Park Station

ROYAL CRESCENT  
HOLLAND PARK W11

# Royal Crescent

£855,000

BEDROOMS 1	INTERNAL 590 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 1	54 SQM	EPC C	COUNCIL TAX E
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

# The Property

Beautiful flat on a grand and historic street of Grade II\* listed white stucco townhouses in Holland Park





## Indoor Spaces

Entering the flat on the second floor, the front hall leads through to a spacious reception room. The room has enough space for separate dining and seating areas, as well as a pair of sash windows looking out over the communal garden.

## The Bedroom

The other side of the flat features a fitted kitchen and a bathroom with a bath. Beyond is a bedroom with built-in storage space. The property has been newly refurbished with wooden floors and a carved wooden fireplace. Its interiors blend classical and contemporary details to create a sophisticated finish.





## The Neighbourhood

Residents have the right to access the communal garden square opposite.

The Royal Crescent was designed in 1839 by the architect Robert Cantwell, inspired by its famous namesake in Bath. The Grade II\* listed houses have white stucco facades and pillared porticos. From here, Shepherd's Bush station is a short walk away, while Holland Park station is also close. In addition, Westfield shopping centre is nearby, and the open spaces of Holland Park are within easy reach.

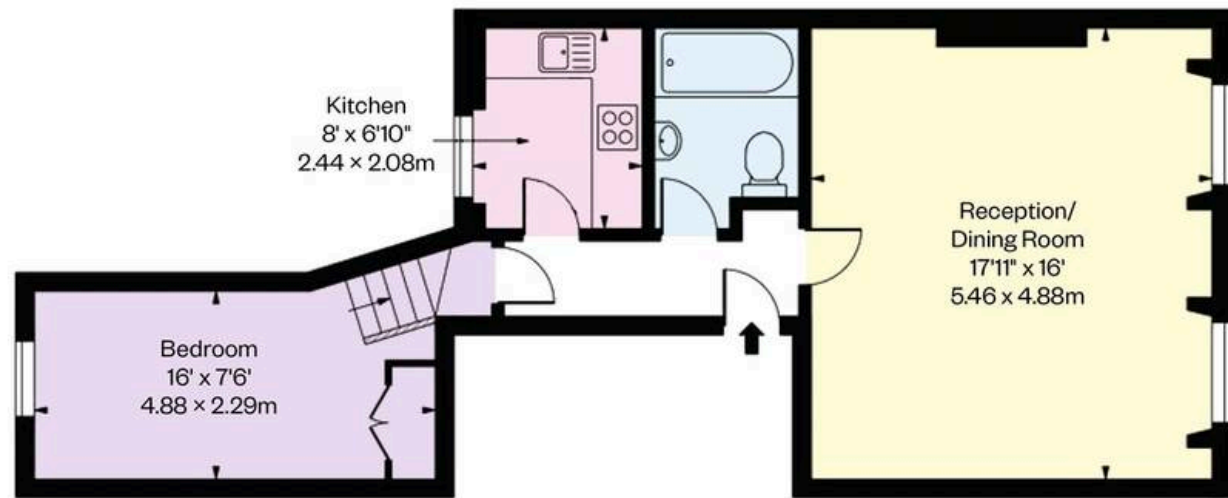
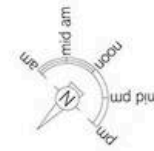


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**Approx Gross Internal Area**  
590 sq ft / 54.81 sq m

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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.



SECOND FLOOR

**RUSSELL  
SIMPSON**

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