

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 бам	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

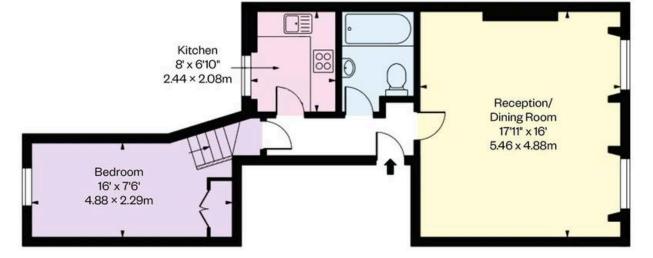
Residents have the right to access the communal garden square opposite.

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. Royal Crescent W11

Approx Gross Internal Area 590 sq ft / 54.81 sq m



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SECOND FLOOR

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

Russell Simpson

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