

## **RUSSELL SIMPSON**

Newly refurbished three-bedroom  
duplex flat with communal garden  
access in Holland Park

ROYAL CRESCENT  
HOLLAND PARK W11

# Royal Crescent

£1,650,000

BEDROOMS 3	INTERNAL 1,092 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	101 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 998 YEARS	GROUND RENT —	SERVICE CHARGE —

## The Property

Sophisticated flat on an historic street of Grade II listed\* white stucco houses close to Shepherd's Bush station

The property has been newly refurbished with wooden floors on the lower level. Its interiors blend classical and contemporary details to create a sophisticated finish. It can be reached via a door on the second floor.





## Indoor Spaces

The flat is centred on a generous reception room on the third floor with views over the crescent. From here, a double door leads into the fitted kitchen, with a central island breakfast bar and a seating area in the corner. This floor also contains a bedroom that could be used as a home office and further storage space.





## The Bedrooms

The second floor features a generous principal bedroom with an ensuite bathroom and inbuilt storage. There is also an additional bedroom with a bathroom next door.





## 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.

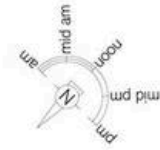


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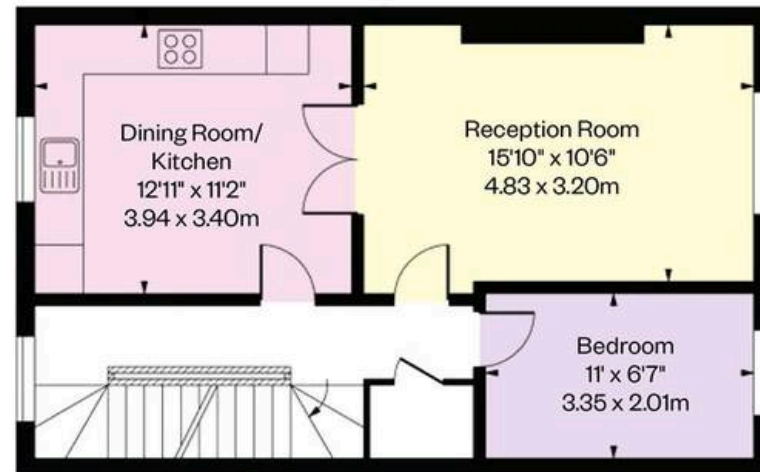
**Approx Total Internal Area**  
1,092 sq ft / 101.45 sq m  
(Including Restricted Height Area)

**Approx Gross Internal Area**  
1,049 sq ft / 97.45 sq m  
(Excluding Restricted Height Area)

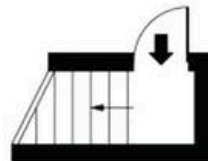
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FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR  
ENTRANCE

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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SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)