



## **RUSSELL SIMPSON**

Newly refurbished one bedroom flat  
with balcony and communal garden  
access in Holland Park

ROYAL CRESCENT  
HOLLAND PARK W11

# Royal Crescent

£1,050,000

BEDROOMS 1	INTERNAL 587 SQ FT	OUTDOOR —	COUNCIL RBKC
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 street of Grade II\* listed white stucco townhouses close to Holland Park station



img 1

Terrace



## Indoor Spaces

Entering the flat on the first floor, the front hall leads through to a generous reception room. As well as high ceilings, this room has enough space for separate dining and seating areas. Equally, a pair of full-length French doors open onto the balcony and offer views over the communal garden.

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img 2

Modern Kitchen





## The Bedroom

The other side of the flat features a bedroom with built-in storage space. In between there is a fitted kitchen and a bathroom with a bath. The property has been newly refurbished and decorated in an elegant style, blending classical and contemporary details to create a sophisticated finish.





## Outdoor Spaces & The Neighbourhood

The property includes a south-west facing front balcony with enough space for outdoor seating. Residents also 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. Its 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.



img 1

South-West Facing Terrace

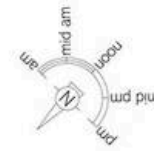
img 2

Royal Crescent

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W11

**Approx Gross Internal Area**  
587 sq ft / 54.53 sq m

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SIMPSON**



FIRST 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.

**RUSSELL  
SIMPSON**

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