



## **RUSSELL SIMPSON**

One bedroom flat with wonderfully  
high ceilings, moments away from  
Holland Park

HOLLAND PARK  
HOLLAND PARK W11

# Holland Park

£1,250 P/W

BEDROOMS 1	INTERNAL 720 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Unfurnished
BATHROOMS 1	66 <small>SQM</small>	EPC E	COUNCIL TAX RBKC, G



## The Property

The flat is centred on a grand reception room, which includes an open-plan kitchen and enough space for separate dining and seating areas. This room has exceptionally high ceilings and a tall bay window, which opens to give access to the communal garden.

## Indoor Spaces

On the other side of the flat is a well-proportioned bedroom. This includes storage space and a south-facing bay window ensuring light throughout the day. A shower bathroom completes the flat.

The flat is finished to a high level, with elegant details such as the marble tiling for the kitchen and the ornate cornices in each room. In addition, it includes a wine fridge, air conditioning and underfloor heating.



img 1

Stylish Kitchen



## Outdoor Spaces

The property benefits from a terrace, leading down into the large communal garden. This is a walled space, with shrubbery and trees sheltering it from the road beyond.



## The Neighbourhood

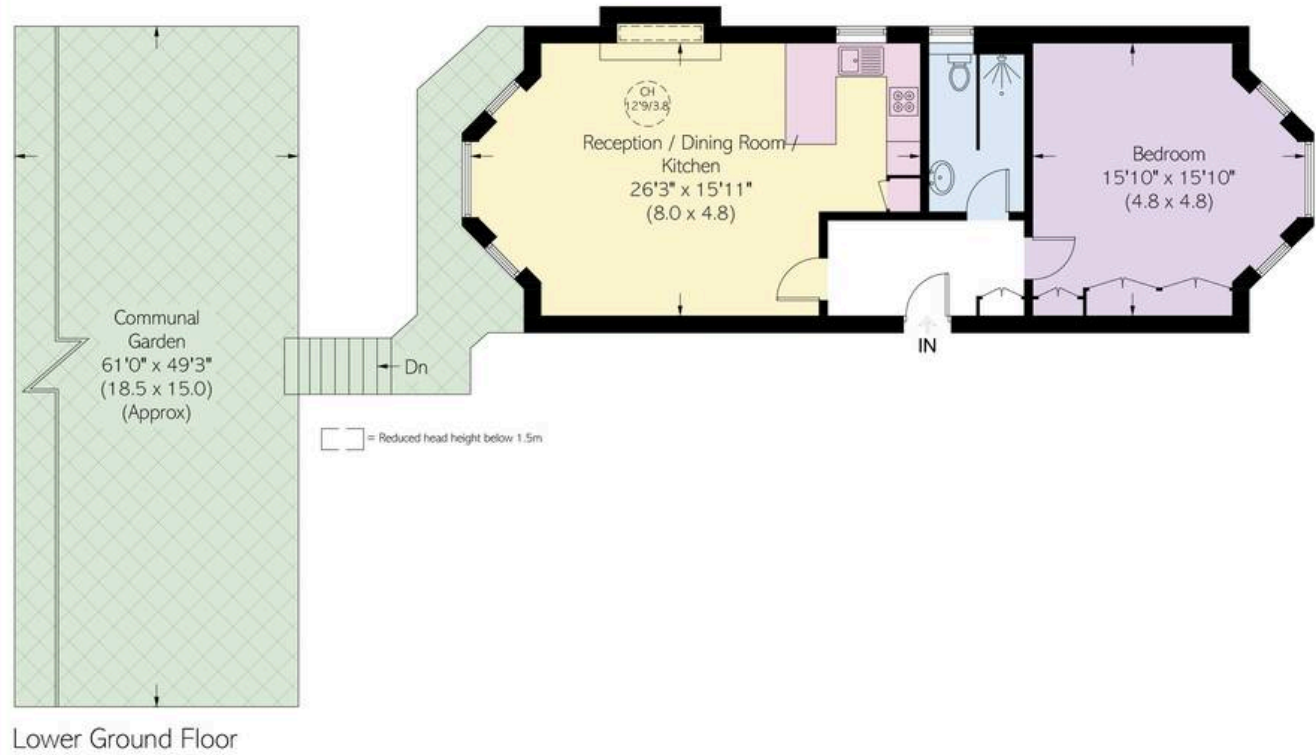
The street is lined with smart Victorian villas, set back from the pavement and faced in white stucco. Holland Park underground station is a short walk away, as well as the cafes and shops of Holland Park Avenue, and beyond that the restaurants of Notting Hill. In addition, Holland Park itself, with its mix of formal and landscaped gardens, is a few minutes' walk away.

# Holland Park, W11

**Approximate area**  
66.9 sq m / 720 sq ft

**Including limited use area**  
(0.7 sq m / 7 sq ft)

## RUSSELL SIMPSON



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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