



RUSSELL SIMPSON

Serene three-bedroom Holland Park
flat with south-facing roof terrace to
rent

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£2,750 _{P/W}

BEDROOMS 3	INTERNAL 1,610 _{SQ FT} 149 _{SQM}	OUTDOOR 533 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC D	COUNCIL TAX RBKC, H



The Property

Beautifully decorated flat in a grand white stucco townhouse on one of West London's smartest streets.

img 1

Reception Room

img 2

Modern Kitchen



Indoor Spaces

Entering the flat on the fourth floor, the front hall leads through to well-proportioned reception room. As well as high ceilings and wooden floors, the west-facing sash window has beautiful garden views. This side of the flat also contains a fitted kitchen with modern appliances and access to the roof terrace.

Reception

img 2





The Bedrooms

The flat is decorated in a tasteful style to suit the historic setting. It is presented in good condition and available furnished.

The other side of the property includes three bedrooms, two of them with ensuite bathrooms and walk-in wardrobes. There is also a convenient utility cupboard.





The Neighbourhood

The generous south-facing roof terrace has wooden decking and enough space for outdoor dining.

The flat is part of a double-fronted stucco townhouse built in the mid-Victorian era. These grand villas were constructed between 1860 and 1880 by the brothers William and Francis Radford. Early residents of the street included aristocrats like the Marquess of Londonderry and the Maharajah of Lahore, as well as prominent engineers, politicians and lawyers.

From here, Holland Park underground station is close, while the restaurants and shops of Notting Hill are also nearby. In addition, the open spaces of Holland Park are a few moments' walk away.



img 1

Exterior

img 2

Private Terrace

Holland Park, W11

Approximate area
1609 sq ft / 149.5 sq m

Including limited use area
(4 sq ft / 0.4 sq m)

Approximate external area
533 sq ft / 49.5 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
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