

**RUSSELL
SIMPSON**

Superb three-bedroom duplex flat
with roof terrace to rent on one of
West London's smartest streets

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£3,500 P/W

BEDROOMS 3	INTERNAL 2,779 <small>SQ FT</small>	OUTDOOR 429 <small>SQ FT</small>	FURNISHED STATUS Unfurnished
BATHROOMS 2	258 <small>SQM</small>	EPC C	COUNCIL TAX RBKC, H



The Property

Large lateral flat with bright and lofty rooms in a grand white stucco townhouse close to Holland Park

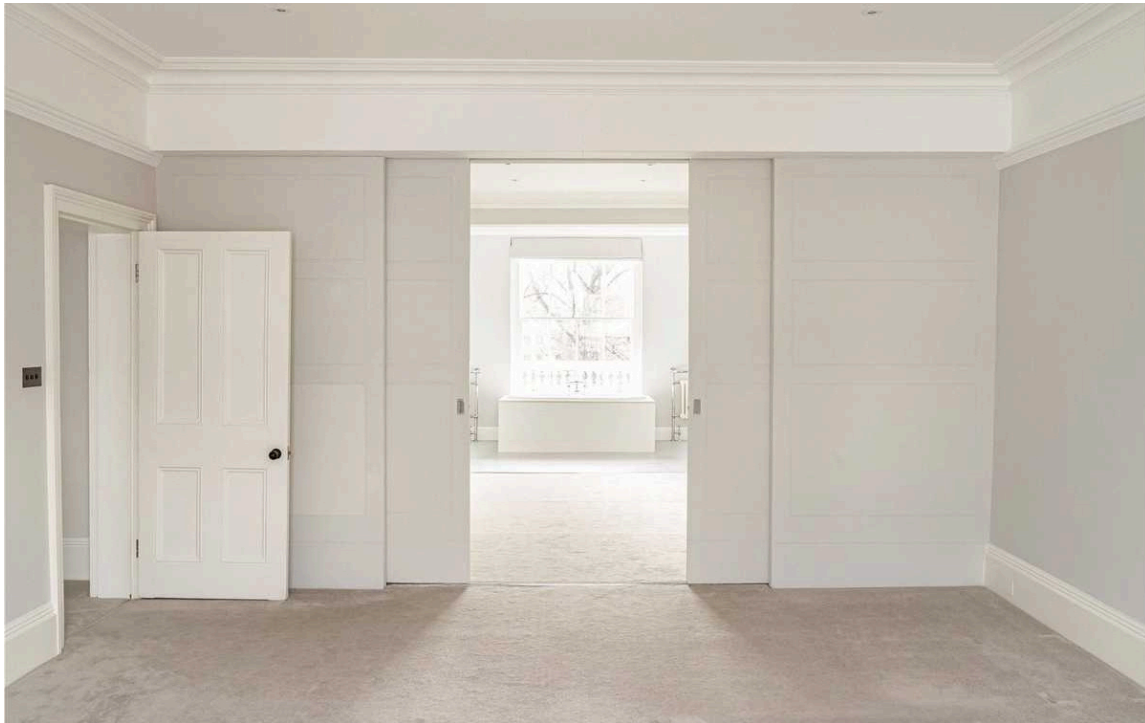
Entering the flat on the first floor, the front hall leads through to a magnificent double reception room running the length of the building. This includes high ceilings, wooden floors and bay windows at the front and rear, which flood the space with light.



Indoor Spaces

The first floor also features a well-proportioned kitchen with fitted units and a central island. This flows through to a dining room, also with wooden floors and high ceilings, as well as access to the terrace. A guest WC completes this floor.





The Bedrooms

The second floor consists of three bedrooms. The principal bedroom has a generous ensuite bathroom with a bath and a dressing area. The other two bedrooms share a bathroom, and all three have balcony access.



The Design

This lofty lateral flat offers bright rooms decorated in a restrained, traditional style to suit the historic setting. It is presented in good condition, with newly carpeted floors and painted walls.





Outdoor Spaces

The property includes a terrace with enough space for outdoor seating and views over the garden. It also offers second-floor balconies on the front and rear sides of the building.



The Neighbourhood

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 and statesmen, as well as prominent engineers, politicians and lawyers. This house was home to the last Maharajah of Lahore.

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



Holland Park, W11

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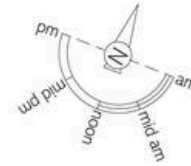
Approximate Internal Area

3,779 sq ft/ 358 sq m

Outside Area

430 sq ft/ 40 sq m

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.



First Floor



Second Floor

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