



RUSSELL SIMPSON

Serene one bedroom lateral flat to
rent on one of West London's most
prestigious streets

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£1,250 P/W

BEDROOMS 1	INTERNAL 1,821 <small>SQ FT</small>	OUTDOOR 21 <small>SQ FT</small>	FURNISHED STATUS Unfurnished
BATHROOMS 1	169 <small>SQM</small>	EPC D	COUNCIL TAX RBKC



The Property

Spacious and stylish property in a grand white stucco townhouse close to Holland Park

This third-floor flat is centred on a generous reception room running the entire width of the building. As well as space for separate dining and seating areas, a series of south-facing windows fill the room with light.



Indoor Spaces

This floor also features a pair of bedrooms. The principal bedroom has an ensuite bathroom, as well as a dressing room on the half-landing.

The second floor features a convenient fitted kitchen, while the property is accessed via the first floor. There are also two guest WCs.



The Design

The flat is decorated in a restrained fashion, with neutral interiors emphasising the sense of brightness and space throughout. It is presented in good condition, including newly carpeted floors and painted walls.





The Neighbourhood

The property features a balcony opposite the first-floor entrance, overlooking the garden.

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.

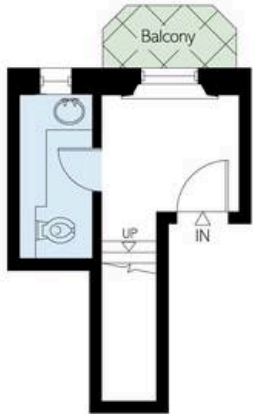
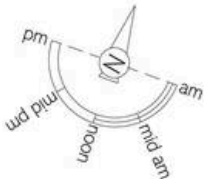


Holland Park, W11

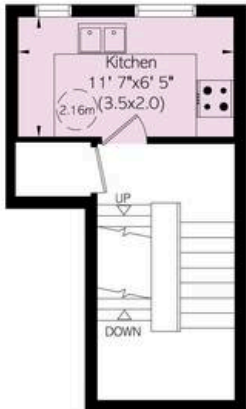
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Approximate Internal Area
1,824 sq ft/ 169 sq m
Including limited use area
6 sq ft/ 1 sq m
Outside Area
22 sq ft/ 2 sq m

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



Third Floor

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