



## **RUSSELL SIMPSON**

Graceful five-bedroom family  
home with light-filled interiors on  
a secluded private road

HOLLAND PARK ROAD  
HOLLAND PARK W14

# Holland Park Road

## Holland Park W14

£5,750,000

BEDROOMS 5	INTERNAL 3,119 SQ FT  290 SQ M	OUTDOOR 104 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	









# The Property



Surprisingly spacious house with three floors of lateral living on a historic address close to Holland Park

Entering the house on the ground floor, the front door opens onto a central staircase hall. On one side lies a well-proportioned dining room with a pair of south-west facing windows. Another door leads through to an attractive reception room lined with shelves, and both rooms offer elegant parquet flooring.

The other side of the entrance hall features a kitchen with marble worktops and an informal breakfast area, filled with brightness from an overhead skylight. This floor also features a guest WC and a convenient utility room.







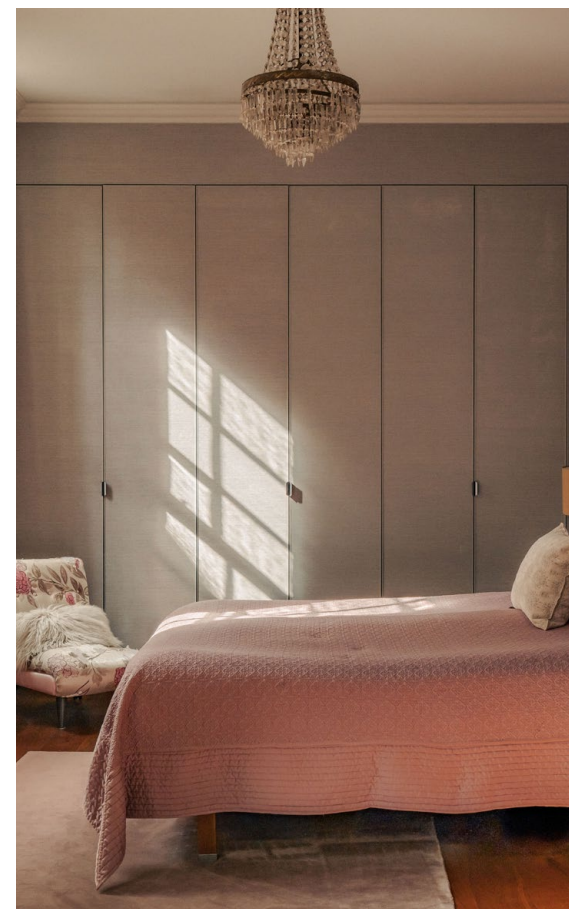
The first floor centres on a generous reception room with double-height ceilings and double French doors giving access to the rear terrace. This floor also features a principal bedroom with an ensuite bathroom, and a second bedroom on the far side of the landing.

The second floor offers three more bedrooms, one of them ensuite and the other two sharing a bathroom. Another skylight brings added brightness, while an internal balcony overlooks the main reception room and a loft space provides further storage.

The house has been decorated in a tasteful style that combines classical elegance with modern comfort. It is presented in good condition.











# The Neighbourhood

The house includes a rear terrace with enough space for outdoor eating and beautiful views over a neighbouring communal garden.

Holland Park Road is a historic street lined with red-brick Victorian houses and villas. Several belonged to the Holland Park Circle Artists, a celebrated group of nineteenth-century creatives, which included the architect William Burges, the sculptors Hamo Thornycroft and George Frederick Watts, and the painter Sir Frederick Leighton.

This address is an artist studio house, designed by the architect and academic George Aichinson. He also constructed nearby Leighton House, which was called 'one of the most innovative houses of the Victorian period.'

From here, the open spaces of Holland Park are a short walk away. In addition, the restaurants, shops and transport links of Kensington High Street are within easy reach. Kensington Olympia station is also in walking distance.



APPROXIMATE INTERNAL AREA

3,119 SQ FT / 290 SQ M

INCLUDING LIMITED USE AREA

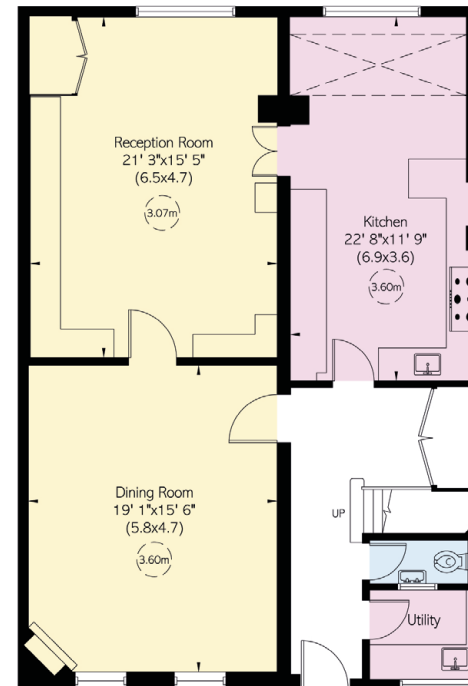
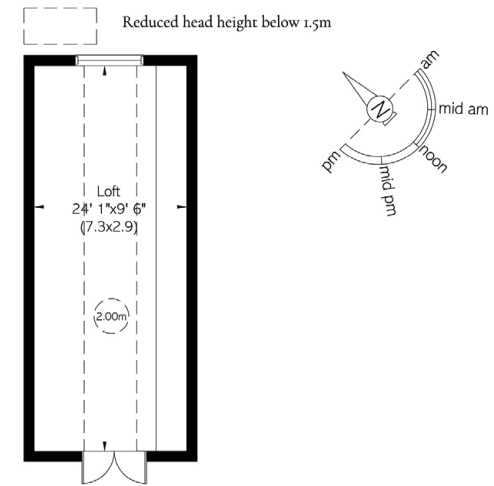
347 SQ FT / 32 SQ M

OUTSIDE AREA

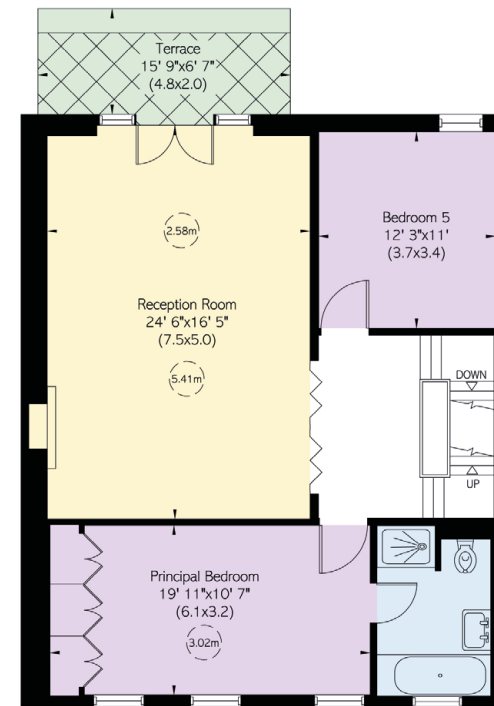
104 SQ FT / 10 SQ M



Second Floor



Ground Floor



First Floor



**RUSSELL  
SIMPSON**

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## Contact us

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## Kensington & Notting Hill

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