

RUSSELL SIMPSON

Newly refurbished lateral apartment
with elegant interiors, spacious layout
and exceptionally lofty proportions

HOLLAND PARK
HOLLAND PARK, W11



Holland Park
Holland Park W11

£4,500,000

BEDROOMS 2	INTERNAL 1,705 SQ FT	SERVICE CHARGE £9,500 pa	COUNCIL RBKC
RECEPTION ROOMS 2	158 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 2	TENURE Leasehold		LENGTH OF LEASE 959 years



The Property

Superb two bedroom flat on a sought-after street of Grade II listed stucco villas moments away from Holland Park

The flat occupies the building's entire first floor. Its front hall leads through to a reception room running the length of the property. It includes a dining area, a seating area, and an open-plan kitchen with a central island, breakfast bar and integrated Miele appliances.

This impressive space includes exceptionally high ceilings and a double aspect formed by front and rear bay windows. Herringbone hardwood floors, moulded walls and an ornate cornice add to the sense of splendour.



Holland Park







Indoor Spaces

The other side of the flat offers a pair of bedrooms. The principal bedroom has a well-proportioned ensuite bathroom, while the second bedroom is also ensuite, and both bathrooms feature Italian porcelain finishes. A home study completes the property.







The Design



The flat has been newly refurbished by Whitebox London. It is decorated in a graceful fashion, blending classical elegance with a contemporary finish, including bespoke joinery and antique brass ironmongery. The restrained colour scheme adds to the sense of space, while a Lutron lighting system and underfloor heating is available throughout.

The Neighborhood

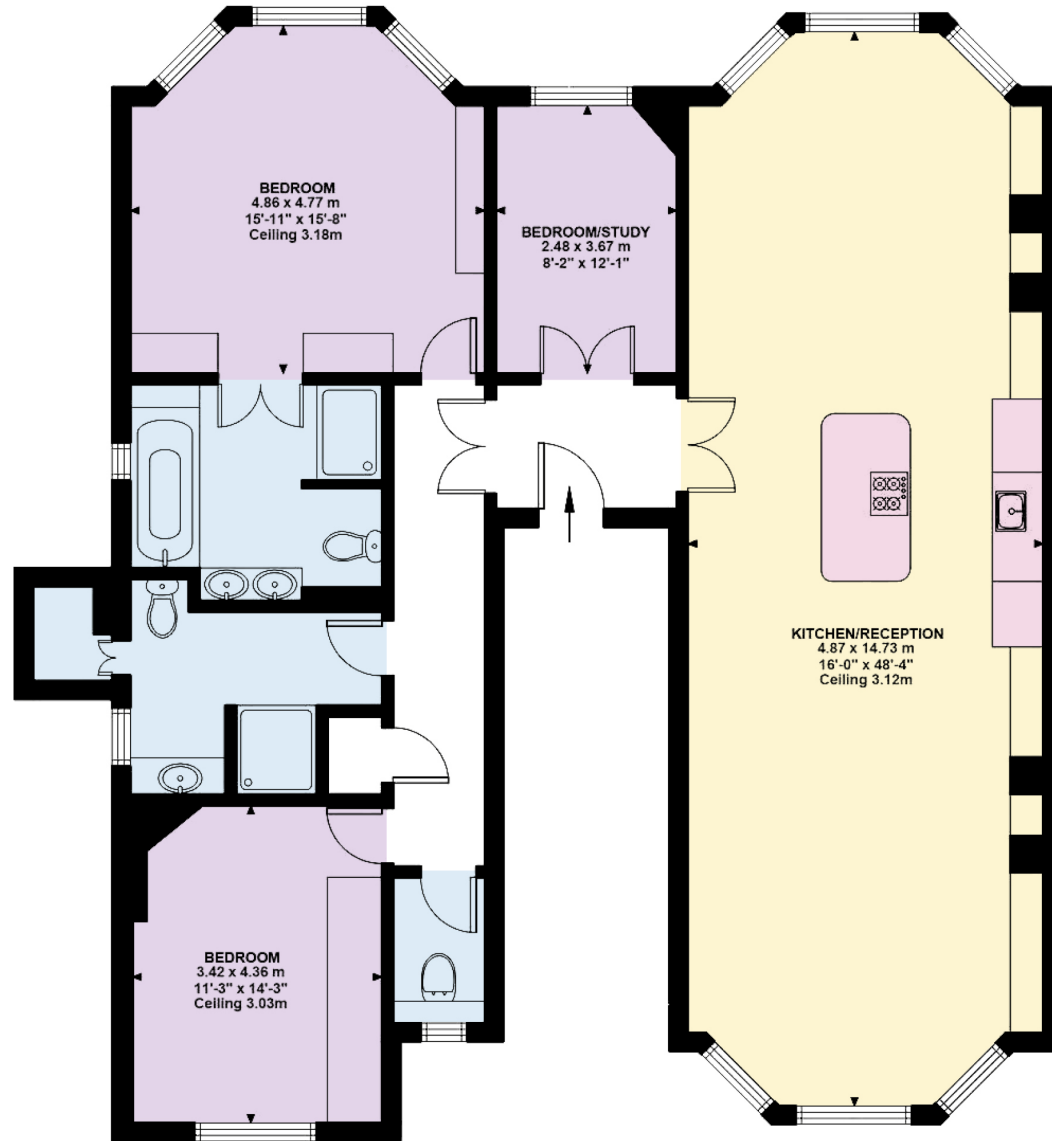
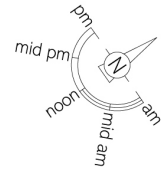
The flat is part of a Grade II listed double-fronted stucco townhouse. These grand villas were constructed between 1860 and 1880 by the brothers William and Francis Radford. Early residents of the street included aristocrats and statesmen, as well as prominent engineers, politicians and lawyers.

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.



APPROXIMATE INTERNAL AREA

1,705 SQ FT / 158 SQ M



FIRST FLOOR



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