



RUSSELL SIMPSON

Creative three-bedroom flat
with south-facing terrace
on a prestigious street near
Holland Park

HOLLAND PARK
W11

Holland Park W11

£2,150,000

BEDROOMS 3	INTERNAL 1,423 SQ FT 132 SQ M	OUTDOOR 144 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC E	COUNCIL TAX Band H
BATHROOMS 2	—	TENURE Share of Freehold	LENGTH OF LEASE 941 years



The Property



Characterful penthouse property on a historic and sought-after street of grand white stucco villas.

The flat is centred on a generous third-floor reception room. As well as separate dining and seating areas, vaulted ceilings peaking at 4m high add to the sense of space. Furthermore, a pair of south-facing French windows open onto the rear terrace, while front and side windows create a triple aspect and fill this space with light.

The flat is decorated in a creative and characterful style that adds to the splendour of the setting.







Russell Simpson

Holland Park



Indoor Spaces

The flat also contains three bedrooms. The principal bedroom has a dressing room and a well-proportioned ensuite bathroom with a bath, shower, feature windows and a curved skylight creating a bright, conservatory-like space. The second bedroom is also ensuite, while the third bedroom on the second floor has a guest WC next door.



Outdoor Spaces & The Neighbourhood

The flat includes a south-facing rear terrace with enough space for outdoor seating and views over the charming houses of Holland Park Mews.

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.

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

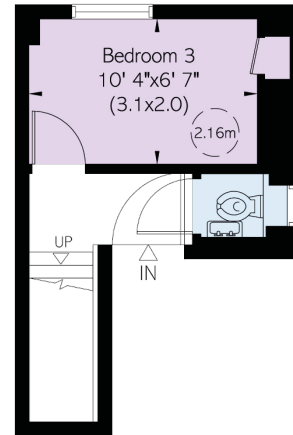
1,423 SQ FT / 132 SQ M

INCLUDING LIMITED USE AREA

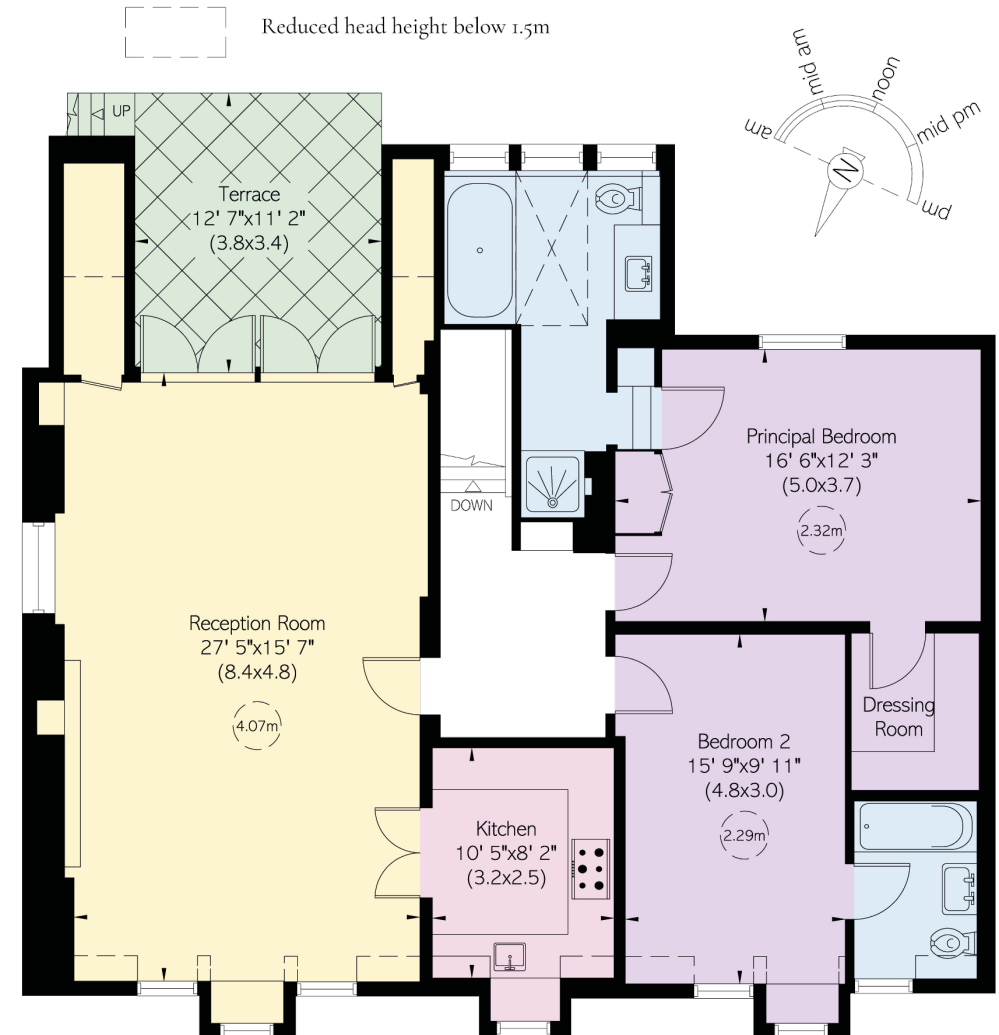
46 SQ FT / 4 SQ M

OUTSIDE AREA

144 SQ FT / 13 SQ M



Second Floor



Third Floor

**RUSSELL
SIMPSON**

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