



RUSSELL SIMPSON

Beautifully proportioned flat
in a grand white stucco villa
with communal garden access

HOLLAND PARK
W11

Holland Park W11

£725,000

BEDROOMS 1	INTERNAL 604 SQ FT 56 SQ M	OUTDOOR 38 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band F
BATHROOMS 1	LISTING Grade II	TENURE Leasehold	LENGTH OF LEASE 46 years





The Property



Studio flat with balcony on a prestigious street opposite the entrance to Holland Park

Entering the flat on the ground floor, the front hall leads through to a well-proportioned studio. High ceilings create a sense of scale, while wooden floors, panelled walls and an ornate fireplace add to the overall splendour.

The flat also contains a kitchen and a bathroom with a bath. Furthermore, a broad bay window gives views of the garden and fills the space with light.

The property is decorated in a traditional style to suit its historic setting. A future owner could reimagine the space, taking advantage of the lofty proportions to create a unique flat.

The property includes a balcony with steps leading down to the communal garden. The southern entrance to Holland Park is opposite the front door.





The Neighbourhood

The flat is part of a double-fronted stucco townhouse with a lift 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.

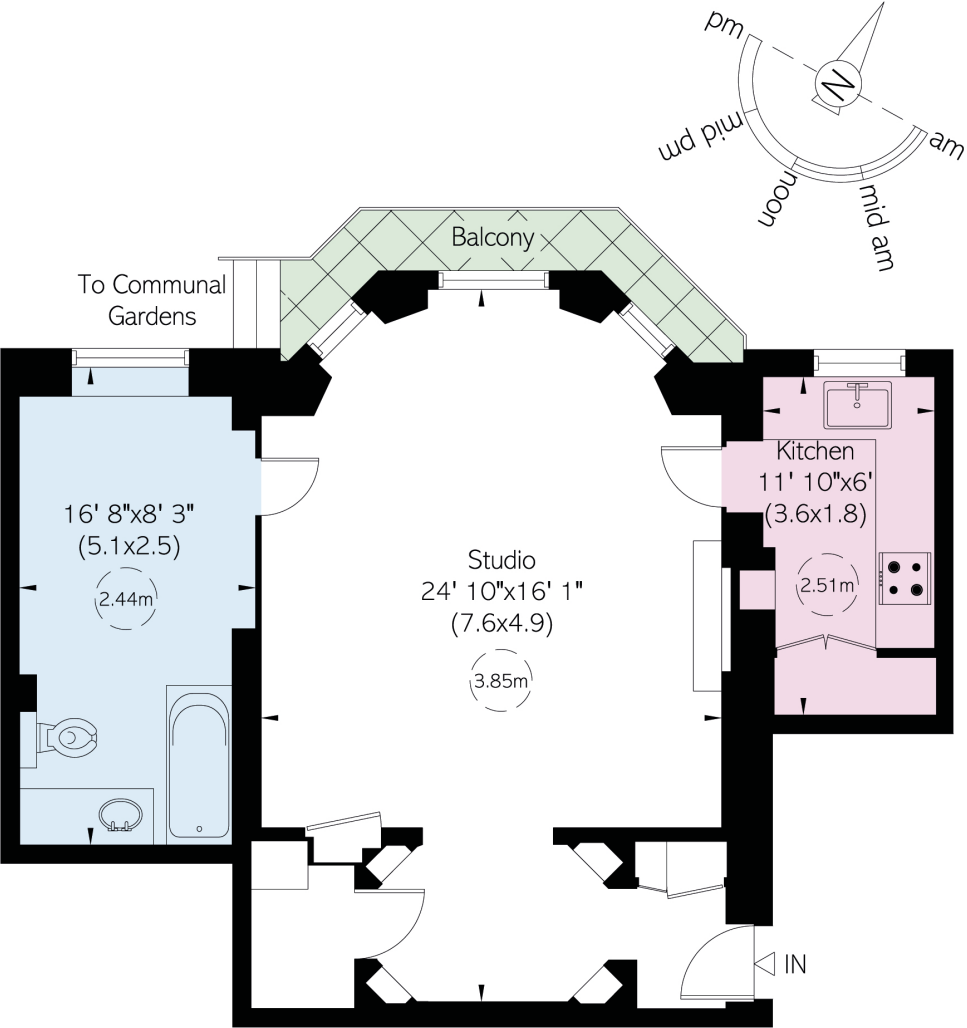
From here, Holland Park underground station is a few moments' walk away, while the restaurants and shops of Notting Hill are also nearby. In addition, the open spaces of Holland Park are close.

APPROXIMATE INTERNAL AREA

604 SQ FT / 56 SQ M

OUTSIDE AREA

38 SQ FT / 4 SQ M



Ground Floor

**RUSSELL
SIMPSON**

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