



RUSSELL SIMPSON

Exceptionally wide six
bedroom townhouse with
large garden and off-street
parking

MELBURY ROAD
HOLLAND PARK W14

Melbury Road Holland Park W14

£10,500,000

BEDROOMS 6	INTERNAL 4,301 SQ FT 400 SQ M	OUTDOOR 3,119 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3		EPC D	COUNCIL TAX Band H
BATHROOMS 5	—	TENURE Freehold	





The Property



Magnificent family home with spacious interiors on a historic and sought-after street.

Stepping into the house on the raised ground floor, the front door leads into an impressive staircase hall. Beyond is a formal drawing room occupying the entire width of the house, with a bow window offering beautiful garden views. This floor also contains a dining room, and both rooms feature high ceilings, marble fireplaces, and classical decorative details, creating a sense of splendour.



The lower ground floor offers an open-plan kitchen that communicates with the informal family room, with a French door offering access to the garden. This floor also contains an ensuite bedroom, a utility room, and a door to the garage.



Russell Simpson

Melbury Road







Indoor Spaces

The principal bedroom is found on the first floor, with an ensuite bathroom and inbuilt storage.

This floor contains another bedroom, also ensuite, while the second floor offers three more bedrooms and two more bathrooms, one of them ensuite.

The house is decorated in a traditional style to suit the historic location. However, this wide and spacious property has the potential to be reimagined for new owners.







The Neighbourhood & Outdoor Spaces

The house includes a large garden with a paved seating area, a lawn and planted flowerbeds. There is also a front drive and a garage providing plenty of space for off-street parking.

Melbury Road is a historic street in Holland Park. Many of its red brick Victorian houses and villas were owned by the 'Holland Park Circle', a well-known group of nineteenth-century artists. Its members included the architect William Burges, the sculptors Hamo Thornycroft and George Frederick Watts, and the painter Sir Frederick Leighton.

From here, the open spaces of Holland Park are close. 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

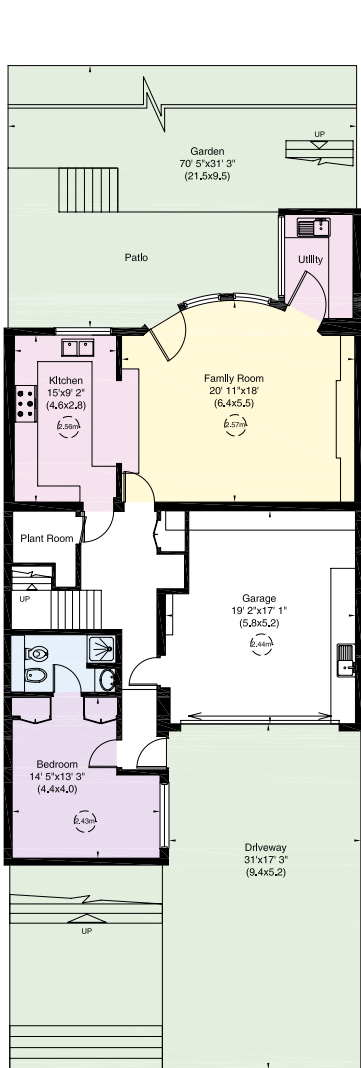
4,301 SQ FT / 400 SQ M

OUTSIDE AREA

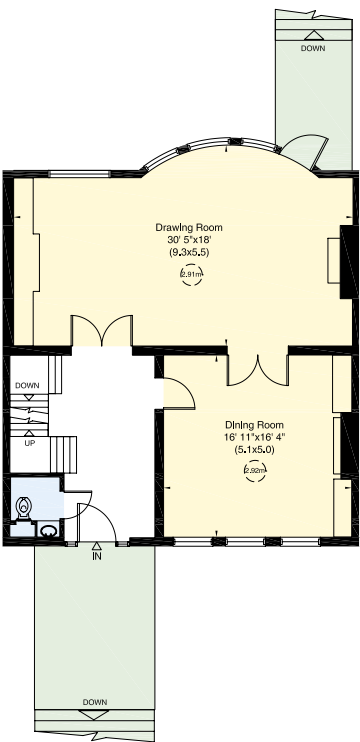
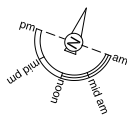
3,119 SQ FT / 290 SQ M

LOFT

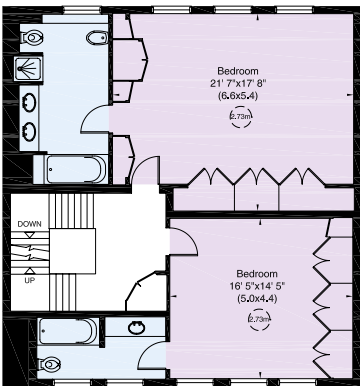
891 SQ FT / 82 SQ M



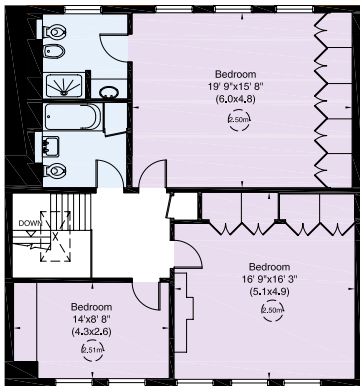
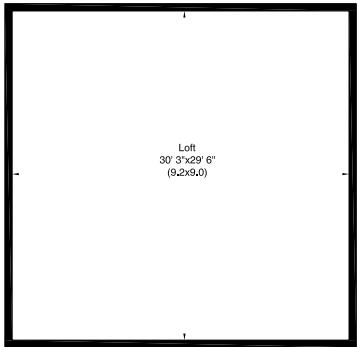
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

**RUSSELL
SIMPSON**

Contact us

+44 (0) 20 3761 9691

Email

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

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Any measurements of distances referred to herein are approximate only. October 2021