



RUSSELL SIMPSON

Marvellous five-bedroom
family home in Holland
Park with communal garden
access

ROYAL CRESCENT
HOLLAND PARK W11

Royal Crescent Holland Park W11

£5,250,000

| | | | |
|----------------------|-------------------------|------------------------|-----------------------|
| BEDROOMS 5 | INTERNAL 3,094 SQ FT | OUTDOOR 1,840 SQ FT | COUNCIL RBKC |
| RECEPTION ROOMS 4 | 287 SQ M | EPC D | COUNCIL TAX Band H |
| BATHROOMS 3 | | TENURE Freehold | |



The Property



Beautiful Grade II* listed white stucco townhouse with elegant interiors and a generous west-facing garden

Stepping into the house on the ground floor, the entrance hall opens onto a dining room with high ceilings and a wide sash window. Next door is a bedroom that could also be used as a beautiful study, with a French door opening onto the terrace. Furthermore, there is a bathroom on the half-landing.

The lower ground floor consists of a spacious living with sliding doors leading into the garden. On one side is a kitchen with fitted units and a pantry, on the other side a convenient utility room.

A seating area and informal dining room fill the rest of the space, with parquet wooden flooring, floor-to-ceiling windows and a glass-roofed extension adding to the sense of brightness and calm. This floor also features a wine cellar and separate street access.





The Drawing Room

The first floor contains an impressive drawing room with original parquet flooring. Double French doors open onto the balcony, while the rear study window creates a double aspect and fills this space with light.







The Bedrooms

The second floor is entirely occupied by the principal bedroom suite. This includes a bedroom, a generous bathroom, a dressing area and considerable wardrobe space. The third floor features three more bedrooms and a shared bathroom.



The Design

The interiors of the main house have been carefully designed to preserve and complement the property's original features. Working fireplaces, a curved dining room door and an ornate drawing room cornice add to the sense of historic elegance.



Russell Simpson

Royal Crescent





Outdoor Spaces

The house includes a west-facing garden with a mix of paving and decking, as well as enough space for outdoor dining. In addition, there is a ground floor terrace and a first-floor balcony. Furthermore, residents have access to the communal garden square opposite, with its open lawns and planted borders.





The Neighbourhood

The Royal Crescent was designed in 1839 by the architect Robert Cantwell, inspired by its famous namesake in Bath. The Grade II* listed houses have white stucco facades and pillared porticos, resulting in one of the most beautiful and impressive addresses in West London.

From here, Shepherd's Bush station is a short walk away, while Holland Park station is also close. In addition, Westfield shopping centre is nearby, and the open spaces of Holland Park are within easy reach.

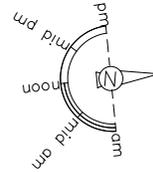
approx. gross internal area
3094 sq ft / 287.53 sq m
(excluding Vault)

approx. vault area
55 sq ft / 5.11 sq m

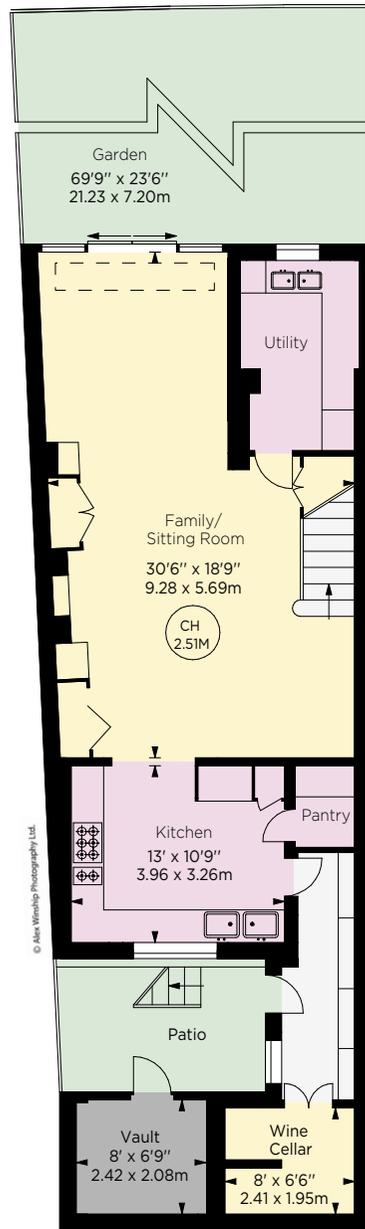
Total approx. gross internal area
3149 sq ft / 292.64 sq m

approx. outdoor area
1840 sq ft / 171 sq m

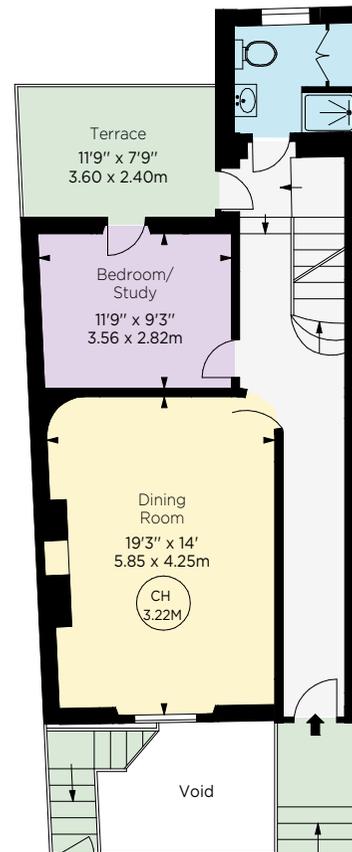
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



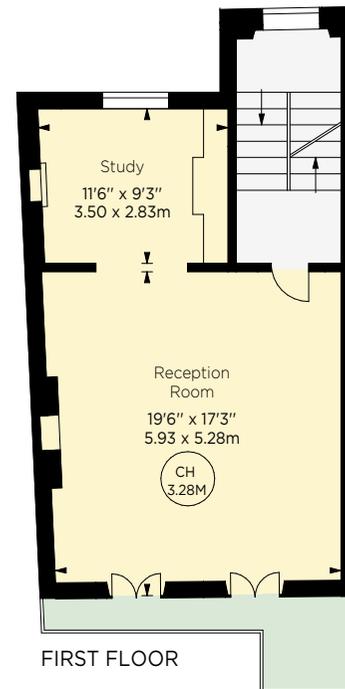
Key :
CH - Ceiling Height



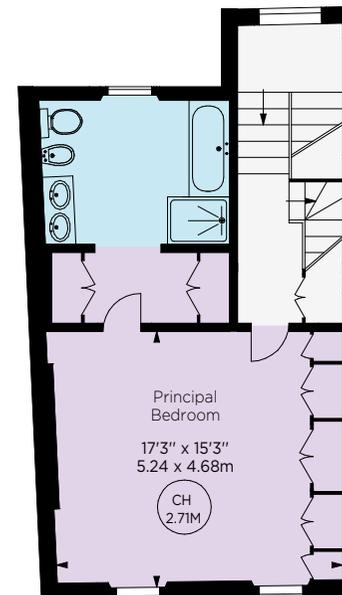
LOWER GROUND FLOOR



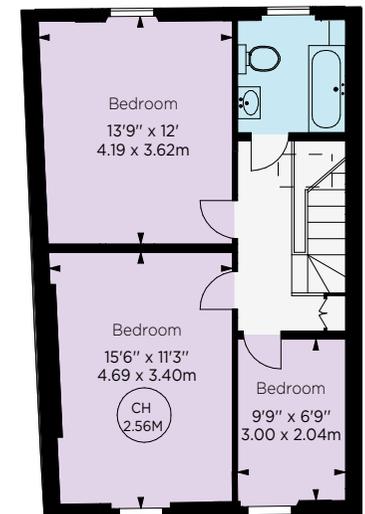
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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