



RUSSELL SIMPSON

Marvellous six-bedroom family home in Holland Park with attached mews and communal garden access

ROYAL CRESCENT & ROYAL CRESCENT MEWS
HOLLAND PARK W11

Royal Crescent & Royal Crescent Mews Holland Park W11

£6,250,000

BEDROOMS 6	INTERNAL 3,758 SQ FT	OUTDOOR 1,840 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 6	349 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4		TENURE Freehold	

*The two properties exist on separate titles and so can be bought separately and independently of one another.



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





Mews House

The property includes a mews house with a first-floor reception room and kitchen, a second-floor bedroom, and a ground floor with bathroom and office. The office can be accessed directly from the garden, while the rest of the mews forms a self-contained property. It offers comfortable, contemporary interiors with underfloor heating throughout.



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

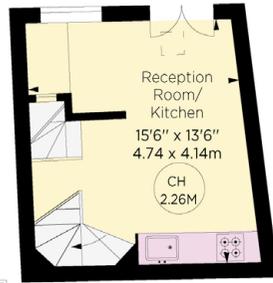
The Royal Crescent was designed in 1839 by the architect Robert Cantwell, inspired by its famous namesake in Bath. The Grade II* listed houses have white stucco facades and pillared porticos, resulting in one of the most beautiful and impressive addresses in West London.

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.

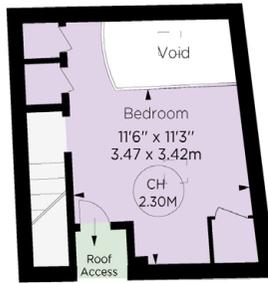
MEWS HOUSE



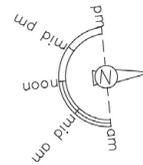
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Royal Crescent &
Royal Crescent Mews, W11

**RUSSELL
SIMPSON**

Main house approx. gross internal area
3094 sq ft / 287.53 sq m

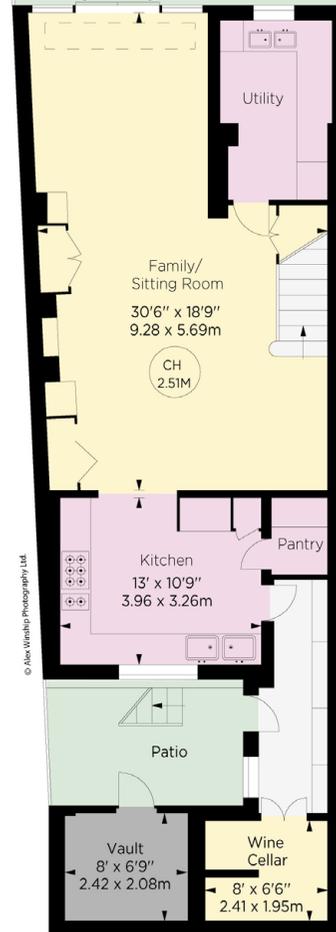
Mews house approx. gross internal area
608 sq ft / 56.51 sq m

approx. vault area
55 sq ft / 5.11 sq m

Total approx. gross internal area
3758 sq ft / 349.15 sq m

approx. outdoor area
1840 sq ft / 171 sq m

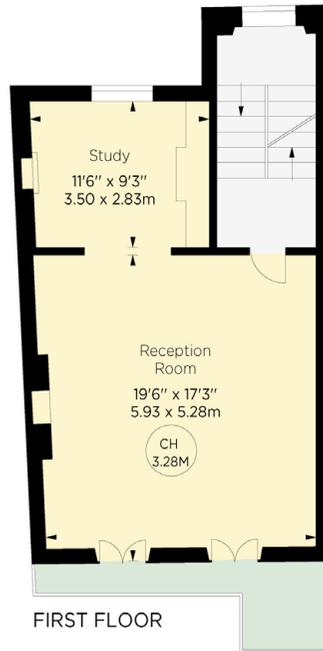
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



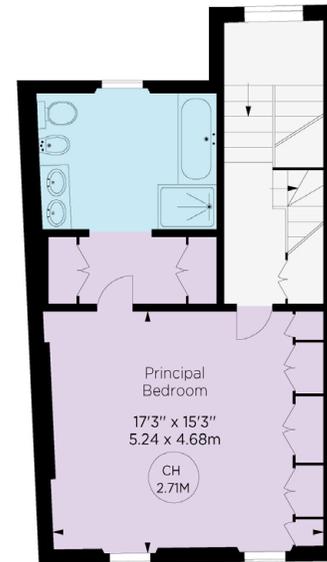
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Key :
CH - Ceiling Height

**RUSSELL
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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021