

RUSSELL SIMPSON

Bright and beautiful five-bedroom family home with spacious layout on a secluded private street

SOMERSET SQUARE
HOLLAND PARK W14



Somerset Square
Holland Park W14

£4,650,000

BEDROOMS 5	INTERNAL 2,477 SQ FT	OUTDOOR 651 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	230 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	

The Property

Attractive house with contemporary interiors moments away from the open spaces of Holland Park.

Entering the house on the ground floor, the front hall leads through to a family television room. This is a comfortable space with double doors opening out onto the garden. Next door is a bedroom, also with garden access. A bathroom and a laundry room complete this level.

The first floor is occupied by a generous living area. This includes a kitchen with a central island breakfast bar, a dining area and a seating area. Internal glazing creates a double aspect, creating a bright and open layout.







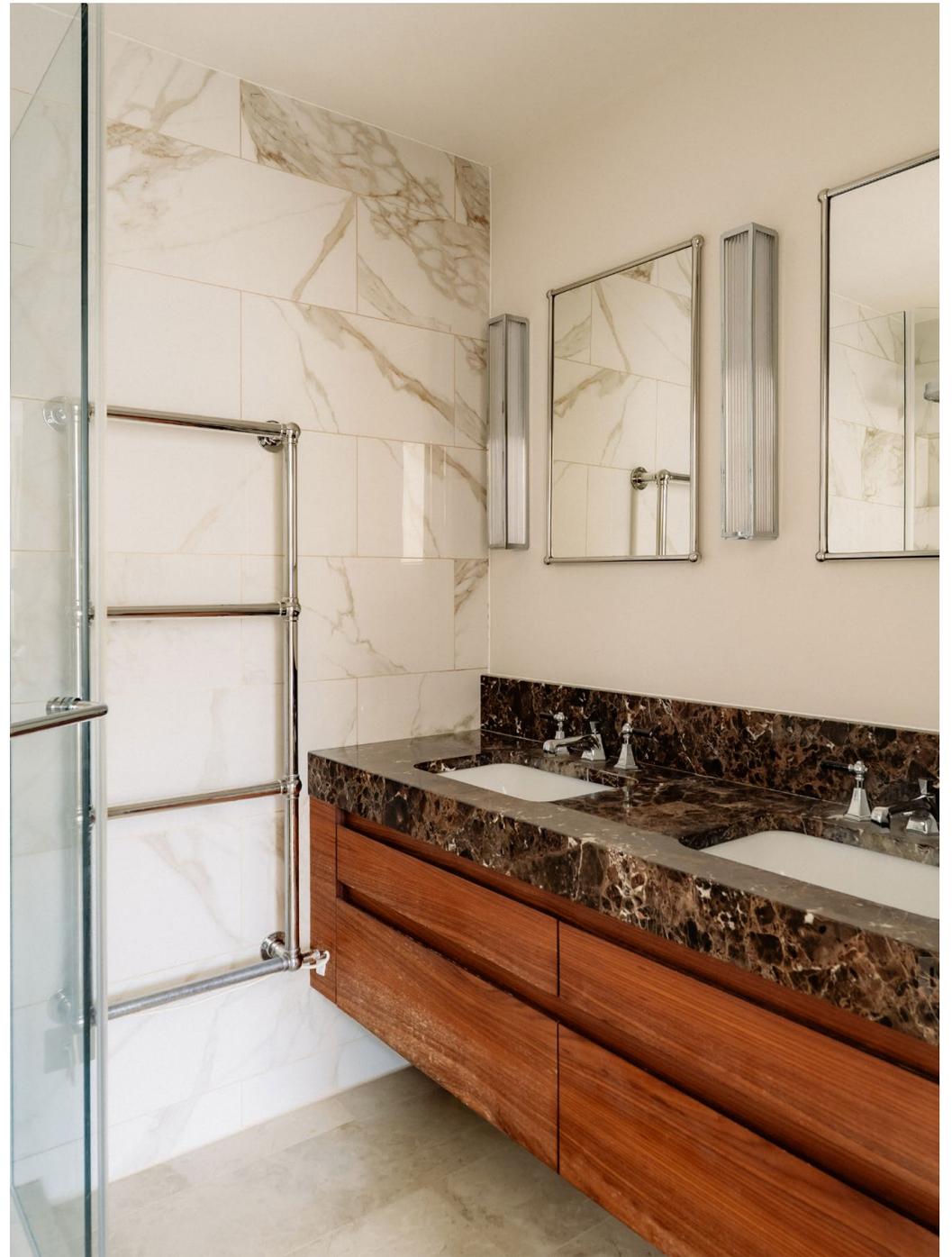
The Bedrooms

The second floor contains three bedrooms. The principal bedroom has an ensuite bathroom and a dressing area, while the other two bedrooms share a bathroom.

The third floor features a bedroom or study with a loo and, if desired, plumbing in place to add a shower/bathroom as well as double French doors opening onto a roof terrace. A convenient utility room completes this floor.







The Design



The house is decorated in a tasteful fashion that combines classical style with contemporary comfort. Wooden floors and moulded walls create a sense of elegance in the living areas, while air conditioning is available throughout.



Outdoor Spaces & The Neighbourhood

The house includes a rear garden with a lawn, planted borders and a paved area with space for outdoor seating. The property is also set back from the street with a front garden that provides off-street parking.

Somerset Square is a quiet and secluded private street leading off Addison Road. In the mid-nineteenth century, the neighbourhood was popular with artists, including Lord Frederick Leighton, whose nearby house is now one of the most beautiful small museums in London.

Hollard Park is also a short walk away, and so too is Kensington Olympia train station. In addition, the celebrated shops and restaurants of Kensington High Street are within easy reach.

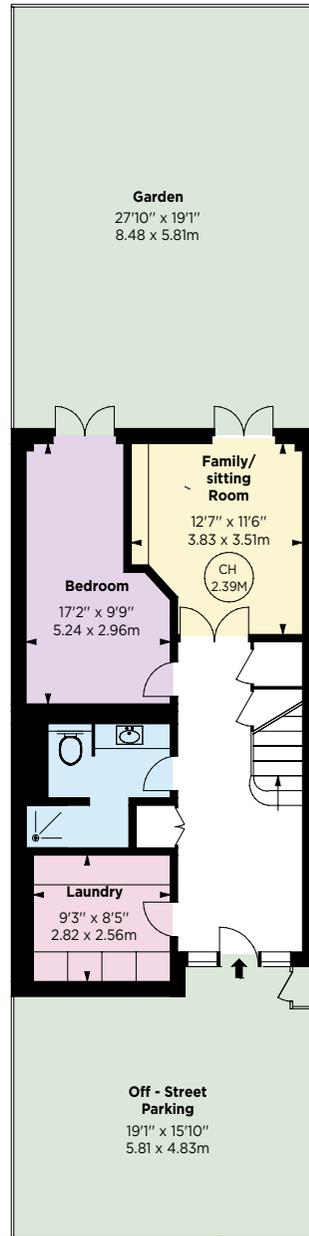


APPROXIMATE INTERNAL AREA

2,477 SQ FT / 230 SQ M

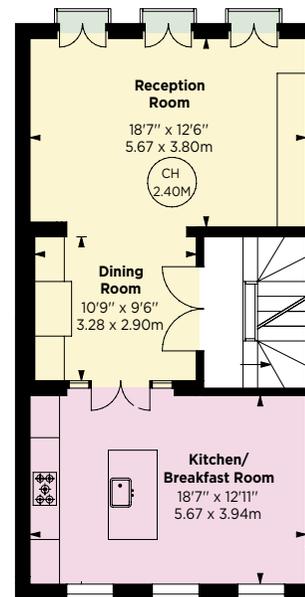
OUTSIDE AREA

651 SQ FT / 60 SQ M

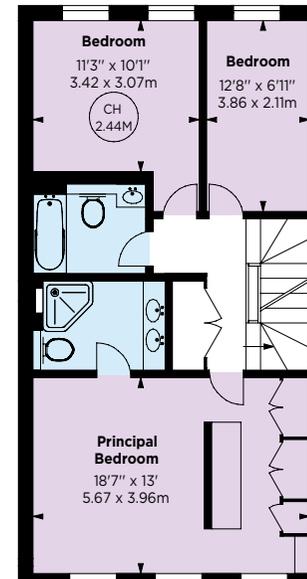


GROUND FLOOR

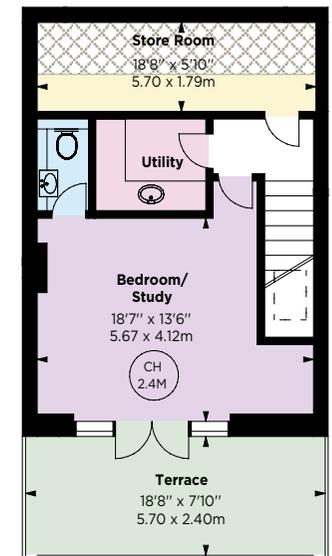
Key :
CH - Ceiling Height
☒ - Under 1.5m



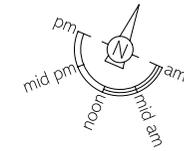
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





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October 2021