



# RUSSELL SIMPSON

Elegant three-bedroom  
apartment on an exceptional  
garden square in Holland  
Park

ST JAMES'S GARDENS  
HOLLAND PARK

# St James's Gardens Holland Park W11

£2,250,000

BEDROOMS 3	INTERNAL 1,481 SQ FT  138 SQ M	OUTDOOR 796 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band G
BATHROOMS 2	—	TENURE Share of Freehold	LENGTH OF LEASE 994 years







# The Property



A superlative flat with wonderful proportions and substantial private outside space.

Entering the flat on the raised ground floor, the generous entrance hall leads to an impressive reception room with an elegant bay window offering a Southerly aspect onto the communal gardens. High ceilings create a sense of scale, while built-in bookshelves flank a refined fireplace with moulded cornices and an ornate mirror above.

This floor also features a large separate kitchen with ample space for dining and peaceful, green views, as well as direct access to the garden. A guest washroom completes this level.



# Indoor Spaces

The lower ground floor houses the principal bedroom, a beautifully proportioned room with abundant built in storage and an ensuite bathroom.

Beyond are two additional bedrooms, both well-proportioned rooms with leafy views onto the garden and these share access to the family bathroom.





# Outdoor Spaces

The property includes a glorious 42ft private garden, providing superb outdoor space with mature planting and established trees creating a sense of privacy. The property also benefits from communal garden access.







# The Neighbourhood

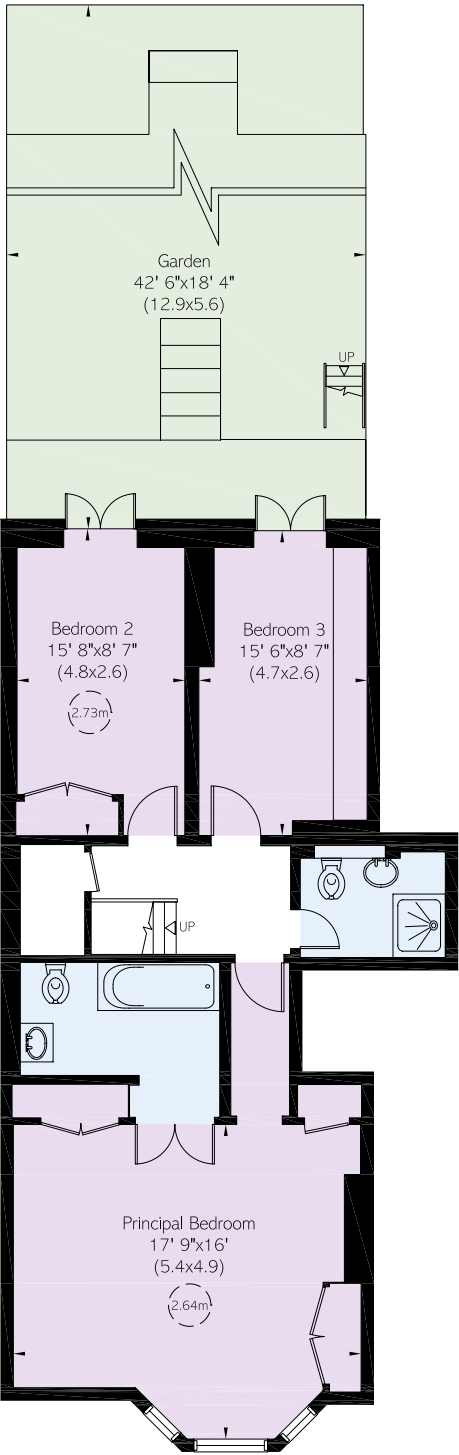
St James's Gardens is a quiet residential square in Holland Park, lined with attractive terraced houses. The picturesque address is moments away from the vibrant Portobello Road with its famous market and upmarket boutiques. Within easy reach are the open spaces of Holland Park and Hyde Park, while Holland Park station provides excellent transport connections. The area offers many restaurants and shops, from the artistic treasures of local galleries to the sophisticated dining establishments that characterise this upmarket neighbourhood.

APPROXIMATE INTERNAL AREA

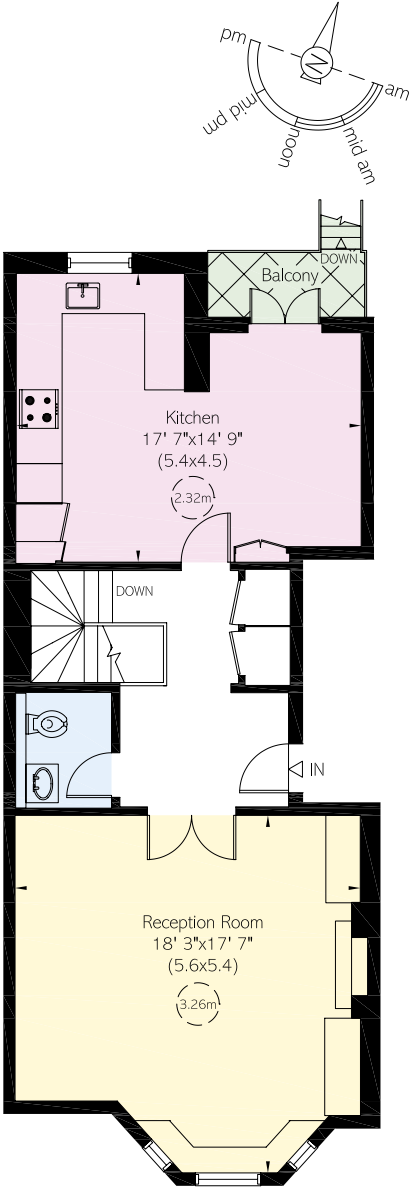
1,481 SQ FT / 138 SQ M

OUTSIDE AREA

796 SQ FT / 74 SQ M



Lower Ground Floor



Raised Ground Floor



# RUSSELL SIMPSON

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## Contact us

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## Kensington & Notting Hill

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W8 5HD

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## View

[Watch the video on YouTube](#)

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