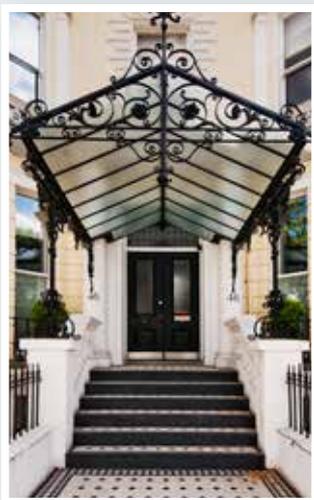




# 46A HOLLAND PARK W11

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*On one of London's most prestigious streets, in a spectacular Grade II listed white stucco double fronted Italianate villa, is this breathtaking five bedroom apartment*



# 46A HOLLAND PARK W11

## *Accommodation & Amenities:*

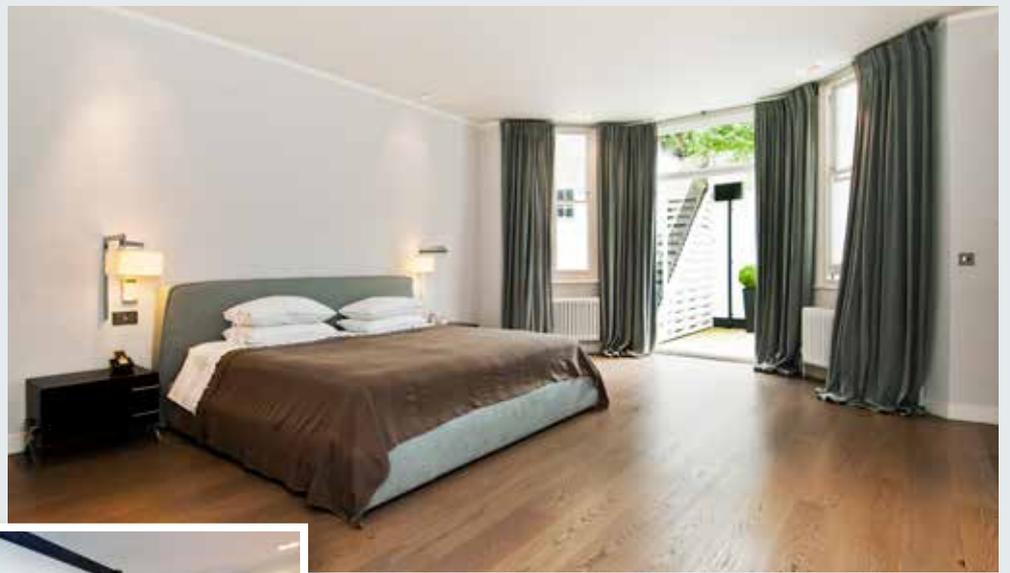
*Double reception room, dining room, kitchen/breakfast room, master bedroom with dressing room and en suite bathroom, three further bedroom suites, study, media/entertainment room, gymnasium with shower and sauna, staff bedroom suite, cloakroom, utility room, wine store, three balconies, two patios, landscaped 49' wide garden. EPC rating = D.*

At approximately 476 sq m (5,128 sq ft) and laid out over the raised ground and lower ground floors, the property has been beautifully refurbished to an exquisite standard combining a contemporary modern convenience of design and layout whilst not forgetting its period history with the phenomenal volume throughout, particularly in the formal 47' reception room, detailed cornicing and large sash windows.

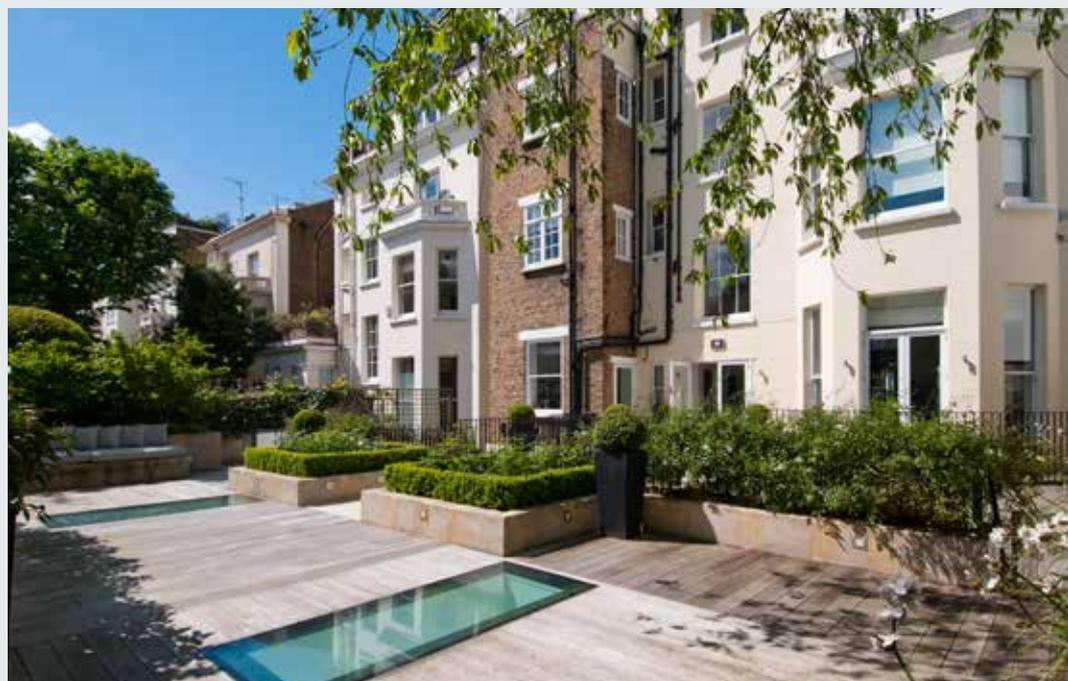
Superb natural light is provided by the southerly aspect overlooking the landscaped private garden at the rear which also hides a glass-fronted extension consisting of a media/entertainment room, gym and sauna.

Holland Park itself, with its Japanese Kyoto Garden, Marco Pierre White's Belvedere Restaurant and the Walled Tulip Garden provide a wonderful respite from the frenetic pace of the modern day and Holland Park Avenue, Clarendon Cross and Notting Hill have many excellent shops, boutiques, restaurants and transport links (Central Line) that are all within walking distance.





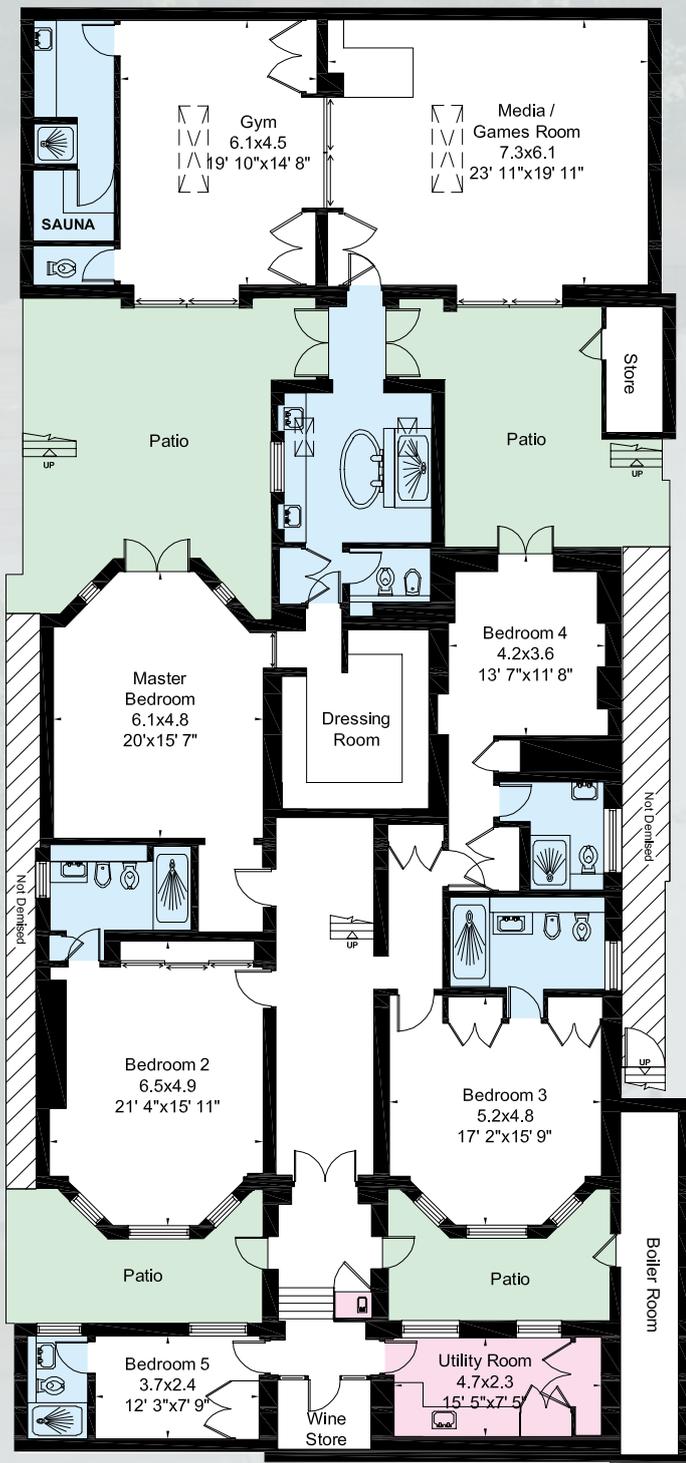
Asking Price: £12,500,000 subject to contract  
Tenure: Leasehold 999 years from 1st April 1993 with a share in the company owning the freehold  
Service Charge: £8,862.80 for the year ending 31st March 2013  
Local Authority: The Royal Borough of Kensington and Chelsea



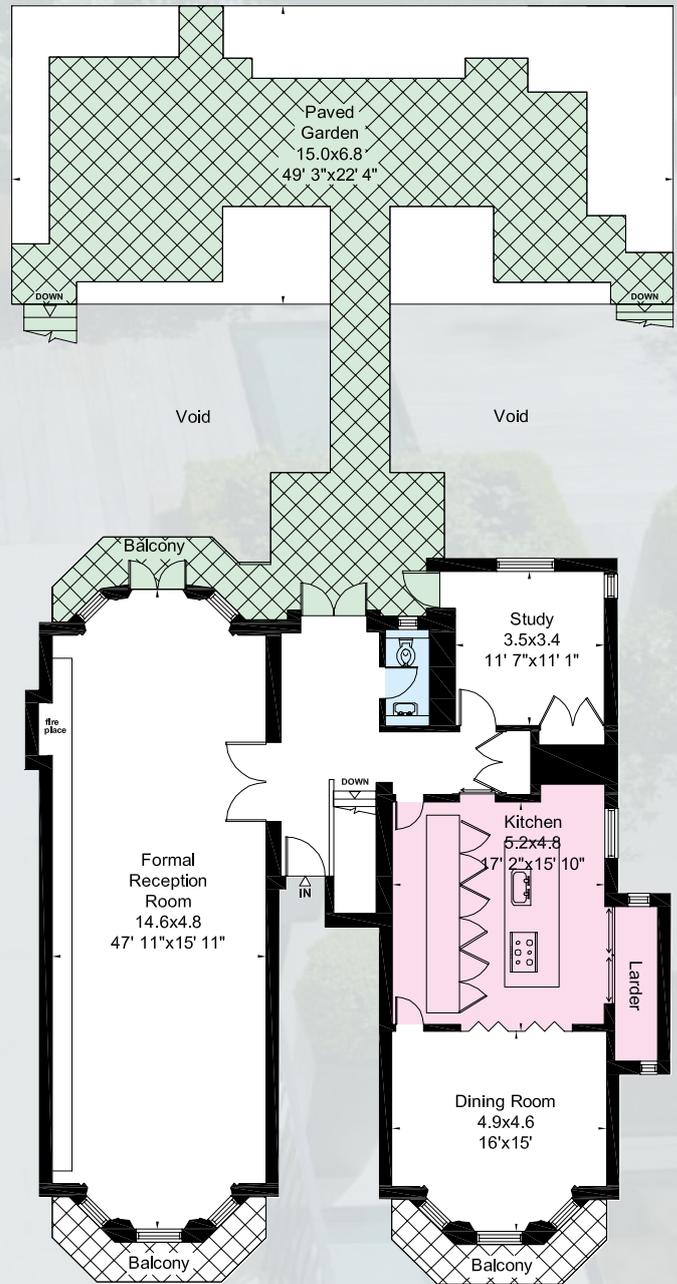
Gross Internal Area (Approx.)

491 Sq M - 5,281 Sq Ft (Including Boiler Room and Store)

476 Sq M - 5,128 Sq Ft (Excluding Boiler Room and Store)



Lower Ground Floor



Raised Ground Floor

Viewing: Strictly by appointment with Savills and Knight Frank.

Important notice

Savills, their clients and Knight Frank give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills nor Knight Frank have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 16/04/01 GS 335673

**Knight Frank**  
Kensington  
020 7938 4311  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

Savills Kensington  
[kensington@savills.com](mailto:kensington@savills.com)  
020 7535 3300  
Savills Notting Hill  
[nottinghill@savills.com](mailto:nottinghill@savills.com)  
020 7727 5750  
[savills.co.uk](http://savills.co.uk)