

HANOVER LODGE

LANSDOWNE ROAD, HOLLAND PARK W11

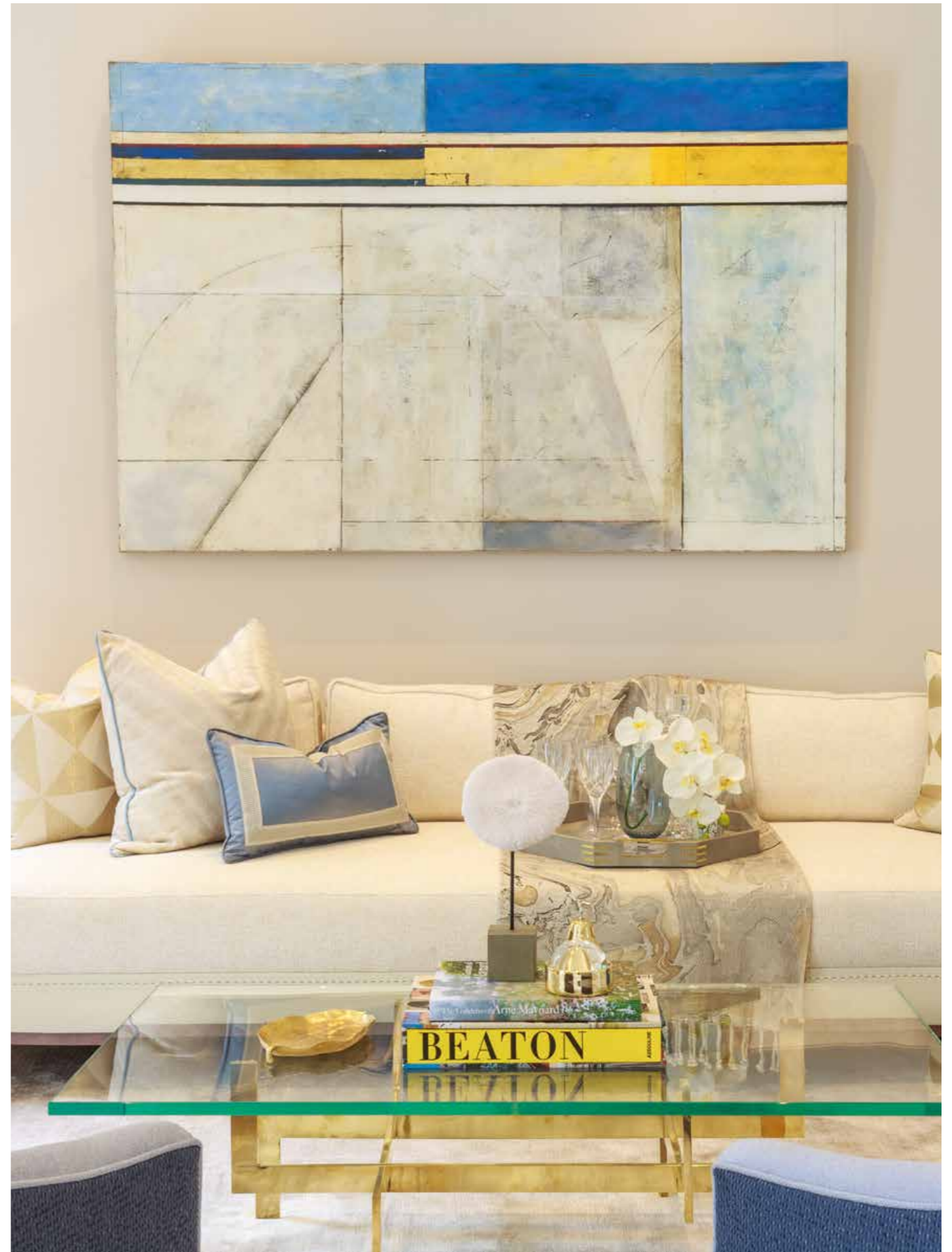


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HANOVER LODGE IS A BEAUTIFUL TRIPLE ASPECT HOUSE SITUATED ON LANSDOWNE ROAD. THE PROPERTY PRESENTS A RARE OPPORTUNITY TO OWN A TURN-KEY, TRUE FAMILY HOME IN THE HEART OF HOLLAND PARK.





DINING ROOM & FORMAL RECEPTION



STUDY







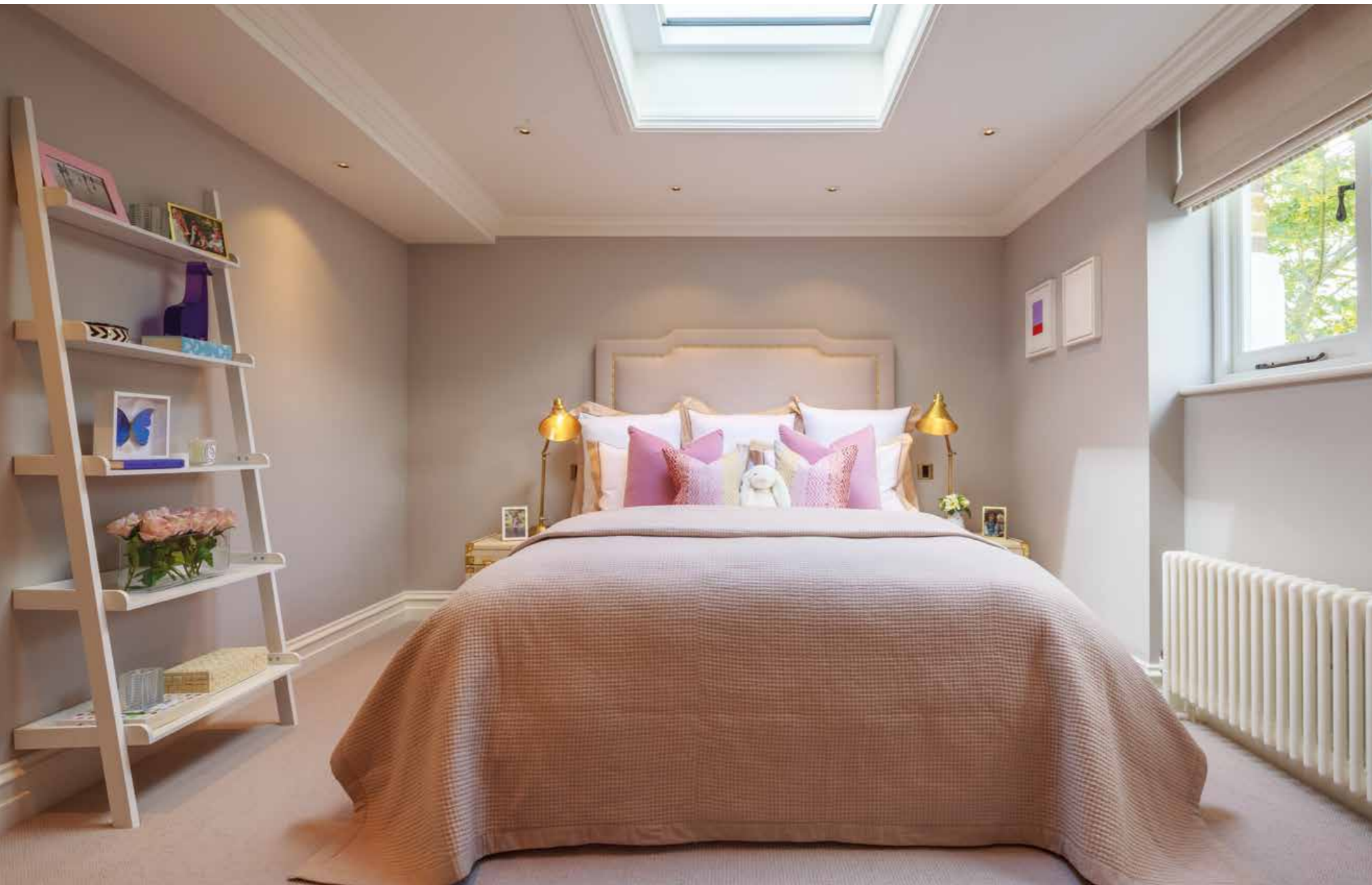


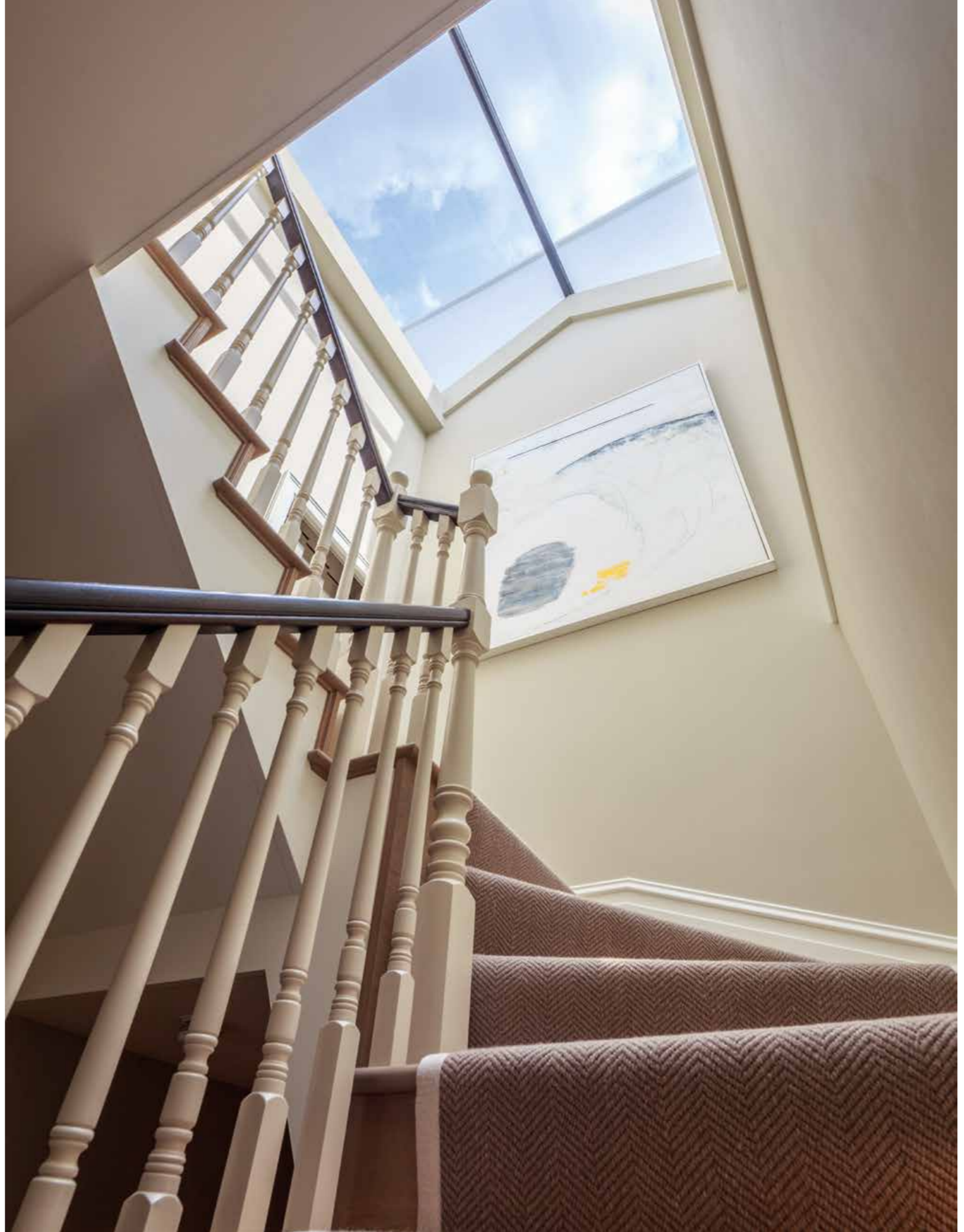


MASTER BEDROOM

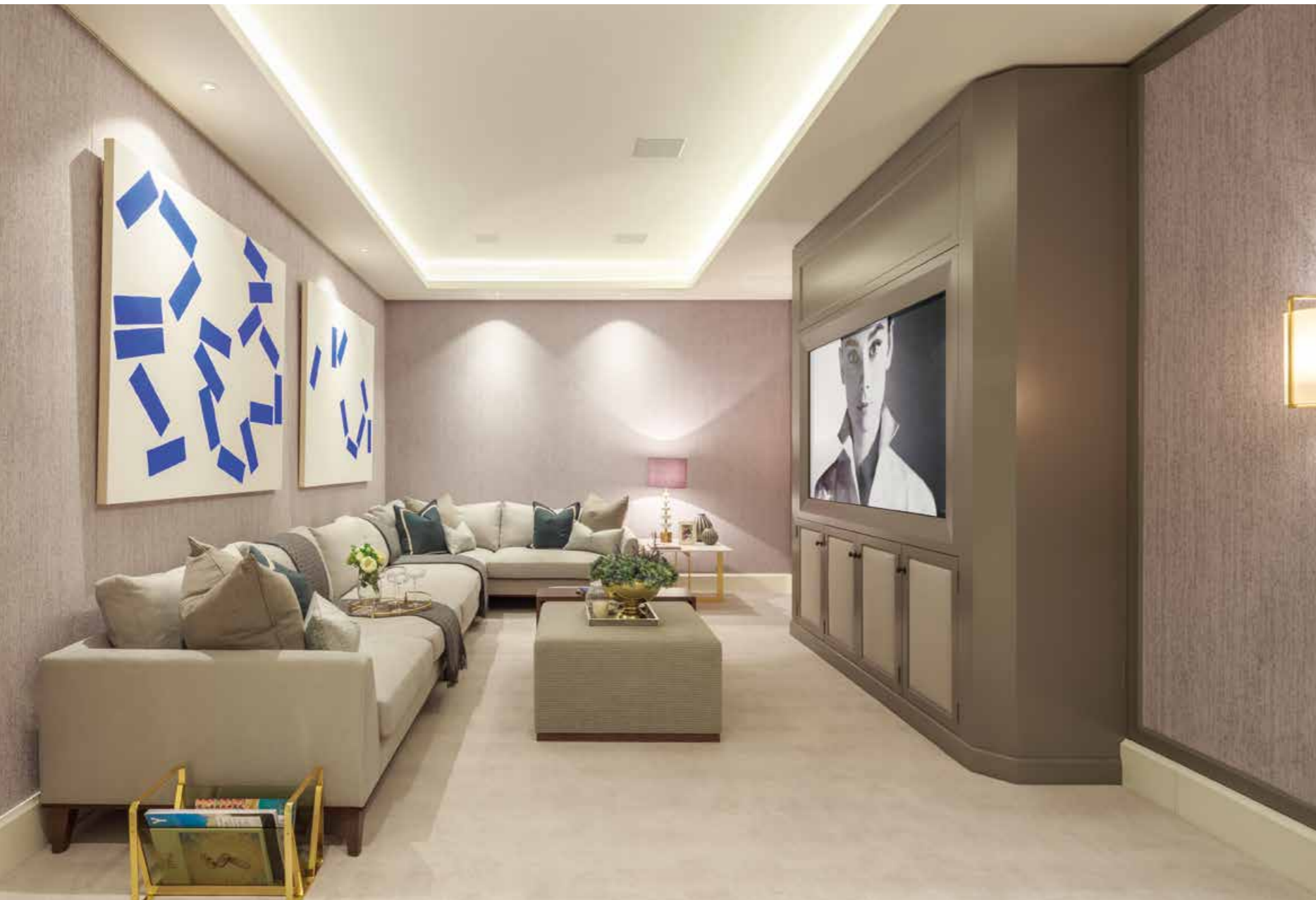








FAMILY ROOM

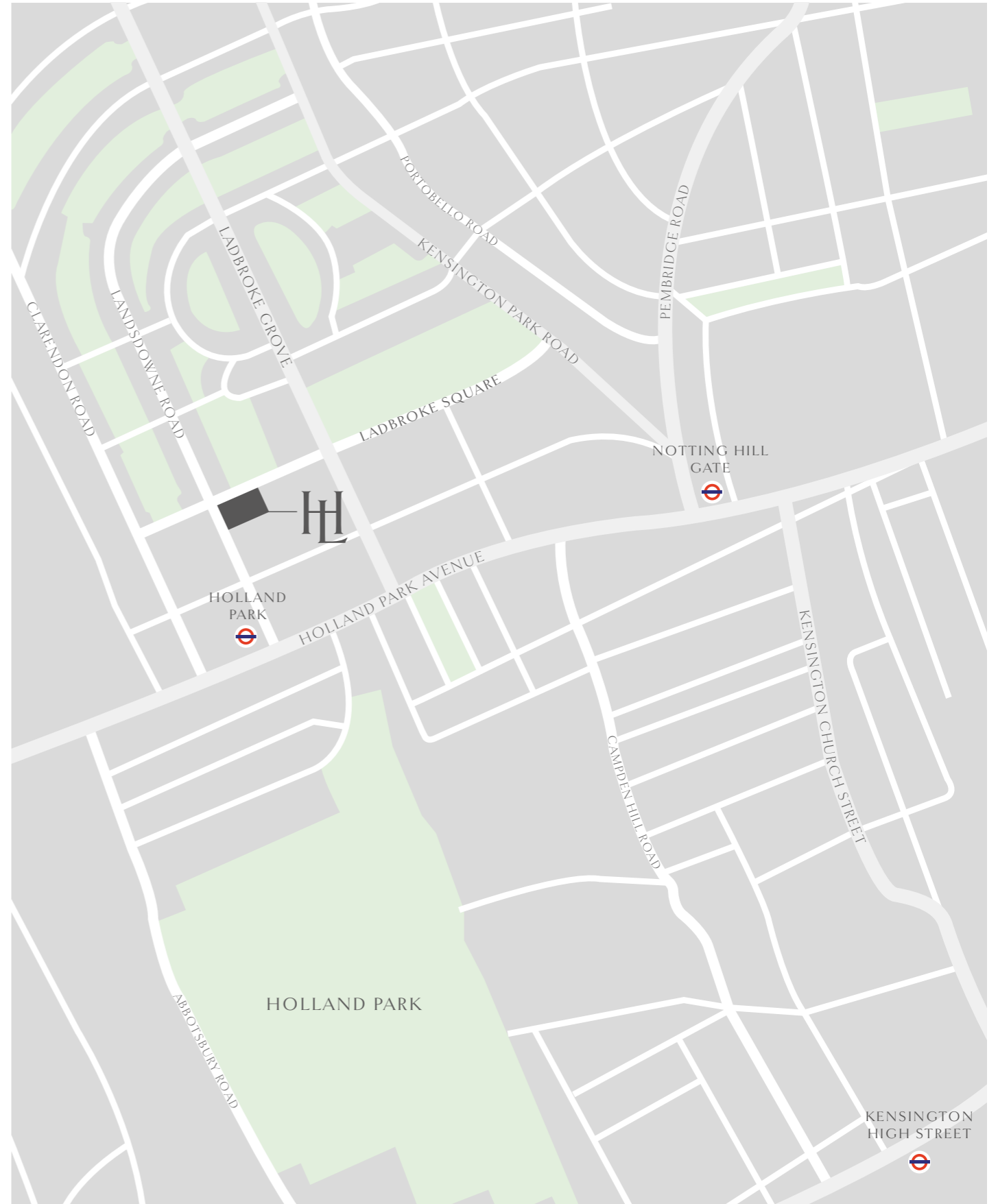
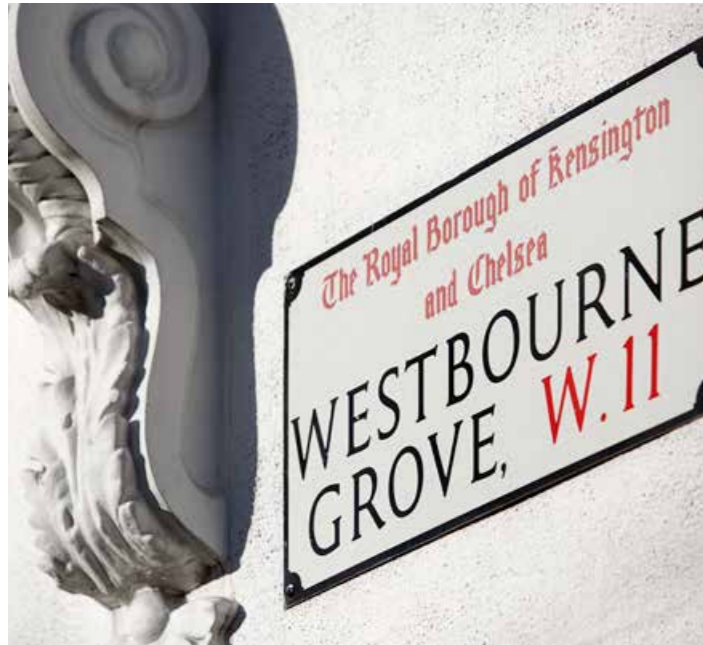


MEDIA ROOM



GYM





LOCATION

Hanover Lodge is located on a quiet corner of Lansdowne Road and Lansdowne Walk. A highly desirable area within walking distance of the tranquility of leafy Holland Park as well as the cultural shopping hub of Notting Hill and Westbourne Grove.



FLOOR PLANS & AREAS

1. MEDIA ROOM
27.6 x 13.1 ft / 8.4 x 4m

2. AV CUPBOARD

3. BASEMENT LOBBY
19.7 x 7.2 ft / 6 x 2.2m

4. CHANGING ROOM
9.5 x 6.9 ft / 2.9 x 2.1m

5. LIFT

6. STORE

7. GYMNASIUM
28.5 x 19.7 ft / 8.7 x 6m

8. LIGHTWELL

9. STORE

10. VAULTS

11. LAUNDRY
6.6 x 8.9 ft / 2 x 2.7m

12. STAFF BEDROOM
16.1 x 12.8 ft / 4.9 x 3.9m

13. STAFF BATHROOM
5.6 x 9.2 ft / 1.7 x 2.8m

14. BOH CORRIDOR
15.1 x 13.9 ft / 4.6 x 1.2m

15. POWDER ROOM
8.5 x 3.9 ft / 2.6 x 1.2m

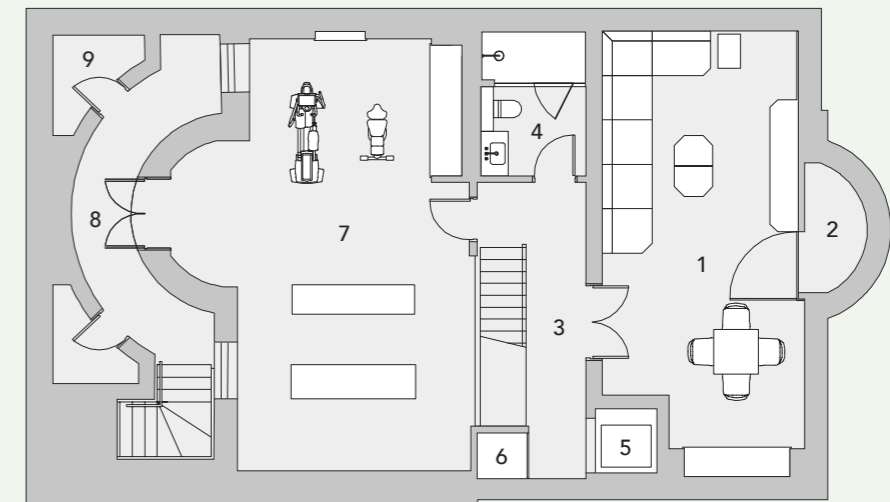
16. PLANT ROOM

17. CHEF'S KITCHEN
8.2 x 7.2 ft / 2.5 x 2.2m

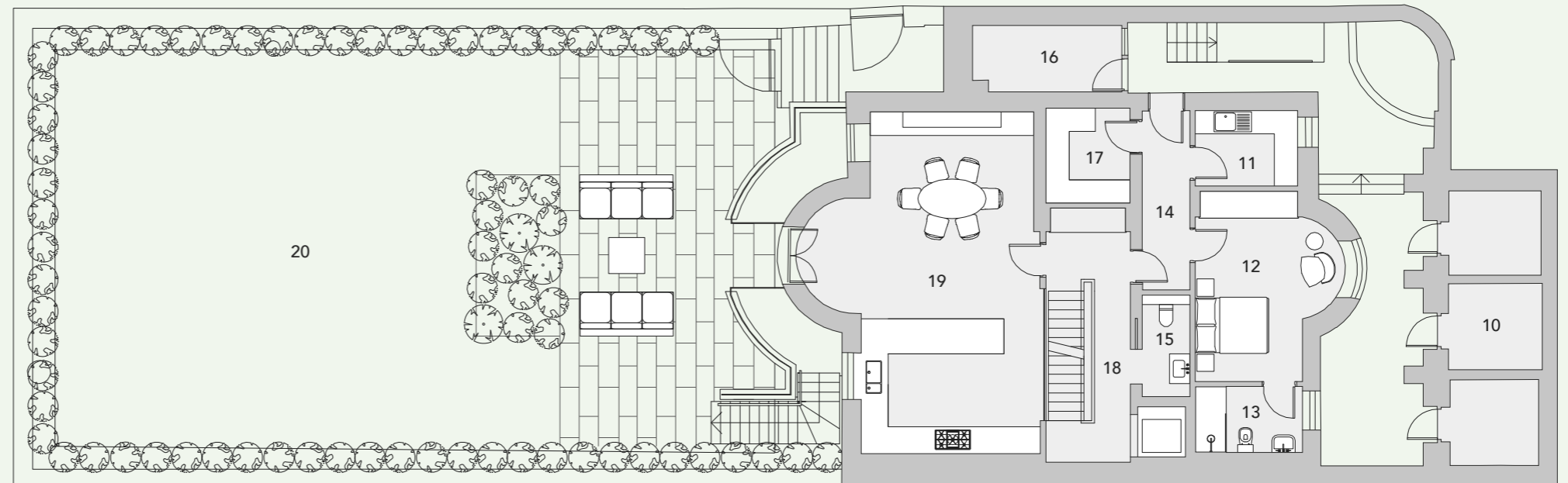
18. LG LANDING
19.7 x 7.2 ft / 6 x 2.2m

19. KITCHEN
29.2 x 20.7 ft / 8.9 x 6.3m

20. GARDEN
65 x 35 ft / 19.7 x 11.1m



BASEMENT



LOWER GROUND FLOOR



21. ENTRANCE FOYER
6.6 x 7.2 ft / 2 x 2.2m

22. ENTRANCE HALLWAY
23.3 x 7.2 ft / 7.1 x 2.2m

23. STUDY
18.7 x 17.7 ft / 5.7 x 5.4m

24. FORMAL RECEPTION
29.5 x 19.7 ft / 9 x 6m

25. COATS
6.6 x 10.5 ft / 2 x 3.2m

26. POWDER ROOM
9.5 x 3.3 ft / 2.9 x 1m

27. GUEST BEDROOM 1
13.1 x 14.1 ft / 4 x 4.3m

28. GUEST BATHROOM 1
7.2 x 9.2 ft / 2.2 x 2.8m

29. 1ST FLOOR LANDING
15.4 x 7.2 ft / 4.7 x 2.2m

30. MASTER BEDROOM
17.7 x 20.3 ft / 5.4 x 6.2m

31. MASTER DRESSING
14.4 x 22 ft / 4.4 x 6.7m

32. MASTER BATHROOM
8.5 x 15.1 ft / 2.6 x 4.6m

33. GUEST BEDROOM 2
15.1 x 14.1 ft / 4.6 x 4.3m

34. GUEST BATHROOM 2
6.2 x 9.5 ft / 1.9 x 2.9m

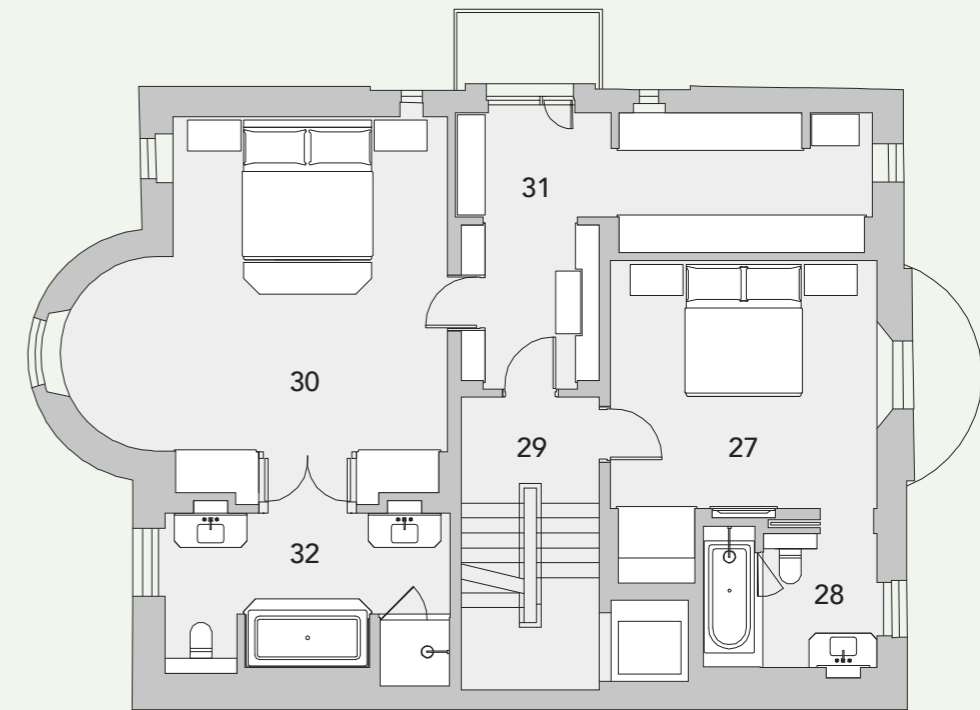
35. FAMILY ROOM
10.8 x 14.1 ft / 3.3 x 4.3m

36. TERRACE

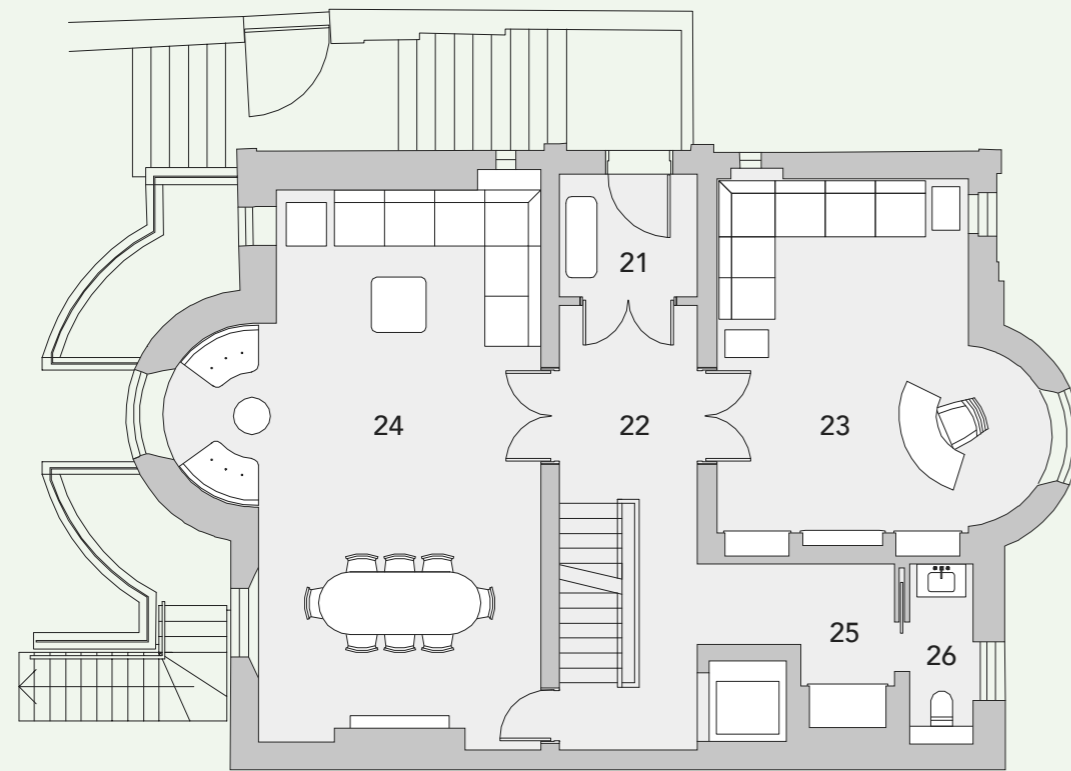
37. 2ND FLOOR LANDING
11.5 x 16.1 ft / 3.5 x 4.9m

38. GUEST BEDROOM 3
15.4 x 11.5 ft / 4.7 x 3.5m

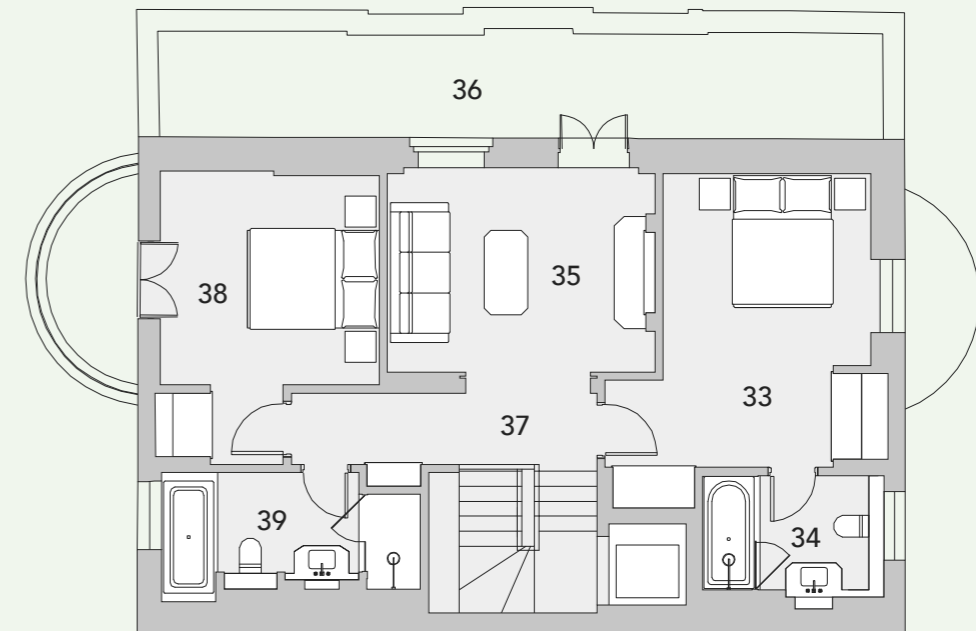
39. GUEST BATHROOM 3
6.9 x 13.8 ft / 2.1 x 4.2m



FIRST FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



SPECIFICATION

INTERIOR DESIGN

- Each bedroom has a distinctive design, bespoke made headboards, bed bases and bed linen to accent each of the rooms, with custom designed bedside tables and joinery.
- Feature chandeliers and pendants to the formal reception and master bedroom.
- Moleanos stone with cabochon diamond pattern in entrance hall creating an impressive entrance into the property.
- Master bathroom is clad with Calacatta Caldia stone to the walls with a feature herringbone floor and polished chrome tapware.
- Bespoke joinery to the master bedroom and dressing room, timber wardrobes with backlit pleated voile fabric internals to shoe shelving.
- Bespoke joinery throughout the property, with fabric, timber and stone detailing.
- Sky lights and vaulted ceiling to guest bedrooms and family lounge, which gives space and light to the top floor.
- Wallpaper panelling to the media room, assisting with acoustics as well as design, bespoke joinery with fabric inserts and stone detail.
- Modern gymnasium comprising of built in yoga wall, rubber flooring and a range of cardio and toning equipment.
- Bespoke kitchen including Miele appliances, with stone topped island, large breakfast/dining space and feature wine storage.
- A second kitchen is provided for those who may use the services of professional catering.
- Separate laundry room, with LG washing and drying appliances.
- A bespoke clad lift serves the property.

CURTAINS & BLINDS

- The windows within the property are furnished with various treatments, which include bespoke curtains, blinds and plantation shutters.
- There are provisions for electric window treatments throughout.

EXTERNAL LANDSCAPING

- Large south facing family garden designed by an award winning Chelsea Flower show designer Catherine MacDonald, with a seating and lawn area which includes a selection of plants, shrubs, evergreen climbers and trees for privacy.
- A terrace is situated on the second floor level, providing a comfortable seating area for lounging, complimented with varying planting.
- Access into garden is available from basement gym and lower ground kitchen.
- Both roof terrace and balconies leading off guest bedrooms and family lounge offer beautiful views.

HEATING & COOLING

The property is equipped with comfort cooling throughout all the main rooms. The basement, lower and upper ground floor have under floor heating throughout. The formal reception and dining room is also furnished with a gas fireplace. Upper floors are served with radiators powered by a gas fired boiler. All bathrooms have electric under floor heating and heated towel rails.

LIGHTING

Lutron Homeworks lighting control throughout the property, providing balance and scene setting to environmentally friendly LED downlights, wall lights and bespoke chandeliers. Lighting is also provided to exterior spaces, wardrobe internals and other display joinery items.

AUDIO, VISUAL & DATA

User control is offered via bespoke interface Ipads. Allowing the home owner control of the lighting and the Crestron Audio & Visual system. The system has SKY & Apple TV installed and ready for user accounts. AirPlay is offered throughout the property, Blu-Ray complements the 79in TV in the Media room, along with an easily accessible supplementary plug in for additional equipment (eg games machine). The master bathroom contains an Aquavision TV. The property has an extensive installation of cabling to offer future upgrades and is also equipped with a full wireless network.

SECURITY

The property is equipped with a grade 2 alarm system, with the facility to provide remote monitoring. Cameras and recording provide cover to the externals. The 2 main entrances have new steel lined Banham security doors.

ACCOMMODATION

- Foyer & entrance hallway
- Formal reception and dining
- Study
- Kitchen & breakfast room
- Master bedroom suite
- 3 guest bedrooms
- 3 guest bathrooms
- Family room
- Media room
- Gym
- 2 x powder room
- Lift
- Laundry
- Chef's kitchen
- Staff bedroom suite
- Garden
- Roof terrace

CONTACT

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TENURE

Freehold

PARKING

Royal Borough of Kensington & Chelsea on street parking

GROSS INTERNAL AREA

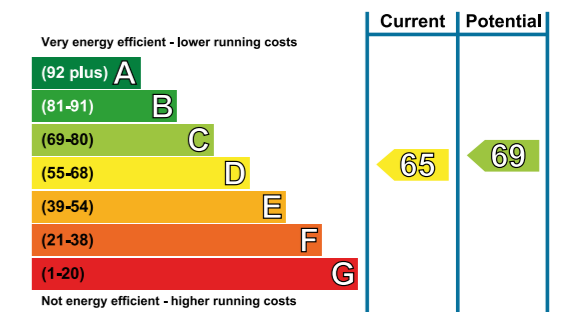
5,779 sq ft / 537 sq m

TOTAL PLOT SIZE

4,708 sq ft / 437 sq m



ENERGY PERFORMANCE CERTIFICATE



A development by



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