

















A unique opportunity to rent an exceptional trophy apartment offering 5,224 sq ft (485 sq m) of six-bedroom accommodation on the raised ground and garden levels of a grand Italianate stucco-fronted villa in Holland Park, with a large private west-facing garden measuring $68' \times 62'$ (20.5m x 19m) which lends the property a country house atmosphere difficult to find elsewhere in central London.

Ceiling heights throughout the raised ground level are 3.8 metres which, together with large windows, lend the accommodation great elegance. Principal rooms are situated to the rear of the building, with beautiful views of the garden (directly accessible from the drawing room, sitting room, kitchen / breakfast room and study) and feature stone or herringbone wood floors throughout. There is a Smallbone kitchen and quality marble bathrooms and the apartment has a separate staff studio adjoining the main residence.

The tranquil open space of Holland Park is just a stone`s throw away, whilst Holland Park Avenue, Clarendon Cross and nearby Notting Hill provide an array of shops, bars and restaurants which are all within walking distance. The neighbourhood is well connected to the West End and the City via the Central Line.

 ${\it Deposit: equivalent\ to\ six\ weeks'\ rent.\ Minimum\ tenancy\ length: 12\ months.\ Council\ Tax:\ Band\ H.}$

Furnished/unfurnished

Viewing strictly by appointment with Mark Tunstall Property

HOLLAND PARK

APPROXIMATE GROSS INTERNAL AREA

5,224 sq ft / 485.34 sq m

APPROXIMATE GROSS VAULTS AREA 311 sq ft / 28.98 sq m TOTAL APPROXIMATE GROSS INTERNAL AREA

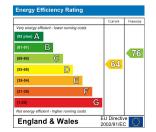
5,536 sq ft / 514.32 sq







FLOORPLAN FOR CUIDANCE ONLY, NOTTO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT, ALL MEASUREMENTS AND AREAS ARE APPROXIMATE AND HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE RICS CODE OF MEASURING PRACTICE.





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IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEEDA COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.