



HOLLAND STREET  
& CARMEL COURT  
KENSINGTON














18

## 18TH + 21ST CENTURY

An exceptional newly refurbished early 18th century listed townhouse and a newly created mews building face each other across a private courtyard garden.

The two buildings are united by the use throughout of extraordinary materials, both old and new, and the carefully considered spatial interventions that complement the historic context.

### ACCOMMODATION

#### HOLLAND STREET

Principal Bedroom with Dressing Area and Bathroom Ensuite  
Double Bedroom with Bathroom Ensuite  
Two further Double Bedrooms with Shower Rooms Ensuite  
First Floor Double Drawing Room  
Library  
Sitting Room  
Kitchen with interconnecting Dining Room  
Guest WC  
Coat Room  
Laundry/2nd Kitchen  
Vaulted Wine Cellar  
Loft

#### CARMEL COURT

Double Height Kitchen and Reception Room  
Double Bedroom with Shower Room Ensuite  
Double Height Cinema Room/Library  
Guest WC and Shower Room

### AMENITIES

Front gate with maglock, intercom and keypad entry

CCTV throughout: state of the art IP overt CCTV system covering external areas, also accessible via phone app

Intruder alarm throughout: state of the art fully compliant intruder alarm system to NSI gold standard with police, CSL communicator and phone app monitoring and controls

Smoke alarms and CO2 alarms throughout

Ultra High Speed CAT6 cabling throughout

Hyperoptic fiber installed throughout

High speed WiFi transmitters installed to all floors

Sky satellite dish

Hidden basement cinema with motorised screen, projector and surround sound

Sonos music system including freestanding and built in speakers throughout

36ft Courtyard Garden with underfloor heating in one section and planning consent for architect designed link between houses

Arc Linea Kitchens with Gaggenau, Wolf, Sub Zero, Miele and Siemens appliances, Quooker taps and Insinkerator

Bosch washing machines and dryers throughout

Underfloor heating controlled via individual floor zone thermostats and via app monitoring and controls

LED lighting throughout

Bespoke ironmongery throughout

Patinated Forbes & Lomax electrical fittings throughout

Bespoke Venetian plaster finishes and antique and reclaimed marble and stone used throughout

Underground car park space under York House available by separate negotiation

### LOCATION

Kensington Gardens and the adjoining Hyde Park are a very short walk away to the east, while Holland Park is within easy walking distance to the west.

Holland Street/Carmel Court is located in the heart of 'old' Kensington, to the south of Notting Hill Gate and the north of Kensington High Street with easy access to all the amenities offered by both.



# HOLLAND STREET

Elevated contemporary living in a rare Kensington Georgian townhouse dating from 1724.

Carefully refurbished to ensure the preservation of the old, while seamlessly integrating all 21st century amenities, the unusually permitted opened out internal spaces allow for an exceptional flow on the two main reception floors and in all four bedroom suites.

At the top of the house are notably high ceilings, and at the lower ground level the reconfiguration has enabled a very flexible layout which can be used independently whilst also

providing an important and very useful service floor for the house, including a large laundry, second kitchen, wine cellar, and ample storage.

Access to the level courtyard garden, through large bespoke corten framed glass doors, allows for effortless indoor/outdoor use.

The home epitomises the ideal of incorporating the best of 21st century amenities and preferred styles of living within the timeless and elegant surroundings of an 18th century structure.



*Ground floor sitting room*



*Through the kitchen into the sitting room*





*The dining room*

















*Principal suite, dressing area and bathroom*





*Bedroom suite 3*



*Bedroom suite 2*





*Looking through to the vaulted wine cellar*



*Bedroom suite 4*



# CARMEL COURT

Carmel Court is a new building designed in the 21st century idiom to reflect the classical rear façade of the historic Holland Street building.

While being physically subordinate to the main building, its strikingly simple yet strong façade belies its size.

The scale and scope of its interior also surprises. The ground floor kitchen and living areas open onto the courtyard garden, through identical bespoke corten framed glass doors as those at the back of the 18th century house, thus extending the indoor/outdoor living even further between the two buildings.

From the ground floor a staircase between two columns leads down to a grand, voluminous library and cinema room skylit through specially cast pavement lights.

The top floor is the ultimate flexible private space – a 5th bedroom suite or office or studio – with a hidden shower room and considerable storage.

The style and design is again timeless, elegant and sophisticated, in this instance within a 21st century structure.



*Carmel Court at dusk from the courtyard garden*









*View through courtyard garden to Holland Street*

*Ground floor sitting area*









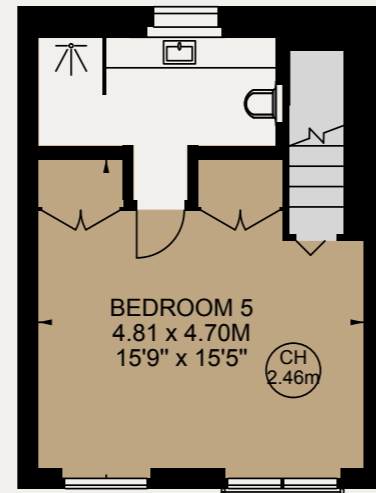
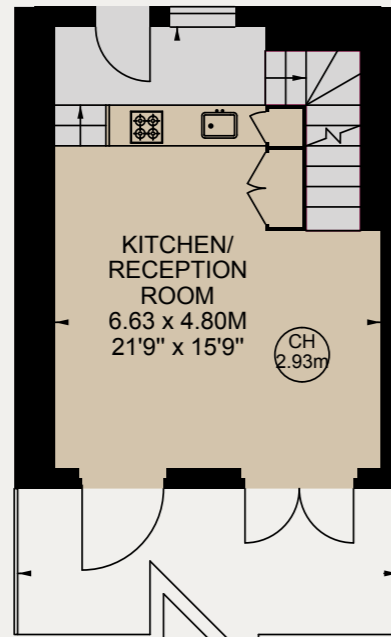
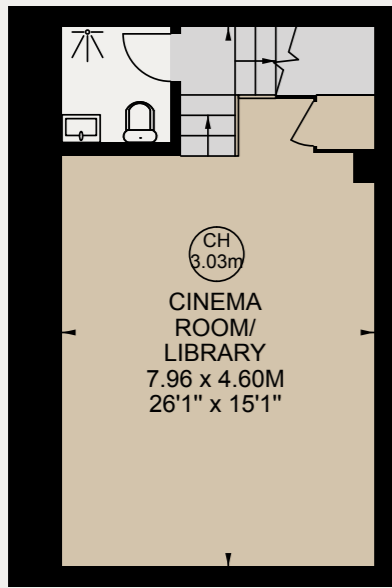


*The lower ground floor*

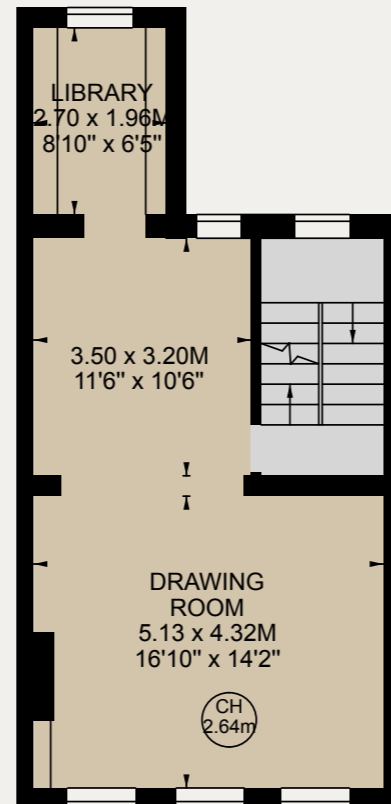
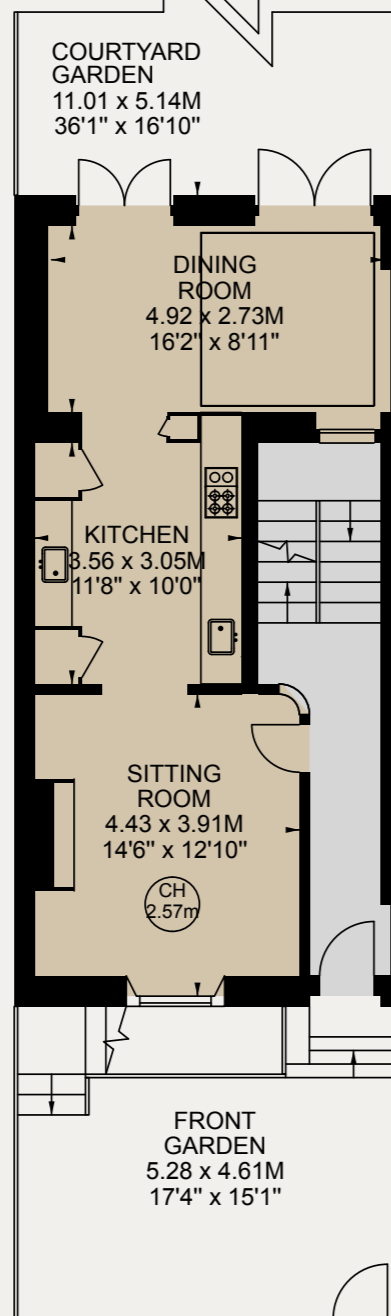
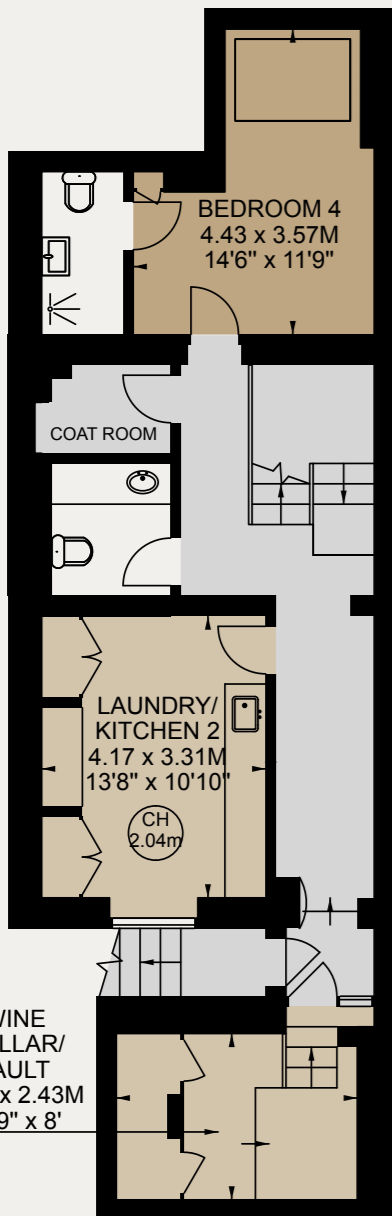


*The library / cinema room*

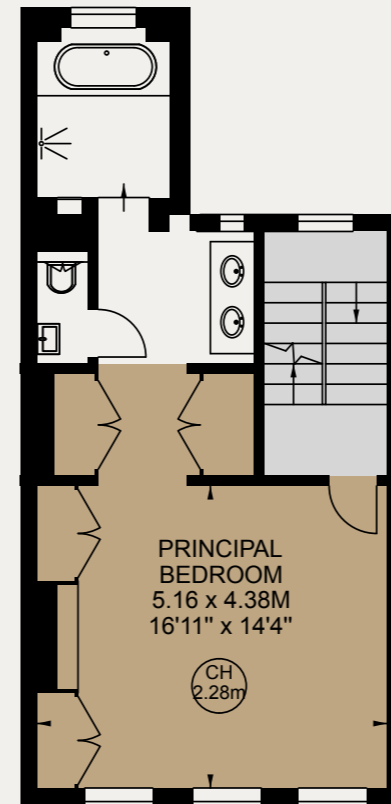




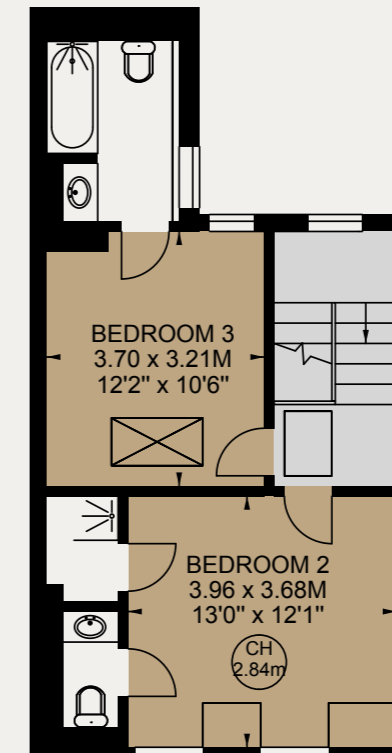
COURTYARD  
GARDEN  
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36'1" x 16'10"



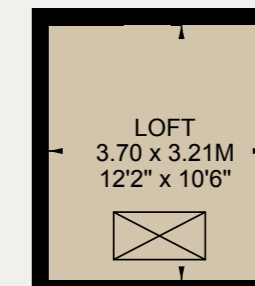
First Floor



Second Floor



Third Floor



Loft

HOLLAND STREET &  
CARMEL COURT, W8  
Approximate gross total area  
374.57 sq m / 4032 sq ft

HOLLAND STREET  
Approximate gross internal area  
277.96 sq m / 2992 sq ft  
(Including Loft)  
Loft: 11.98 sq m / 129 sq ft

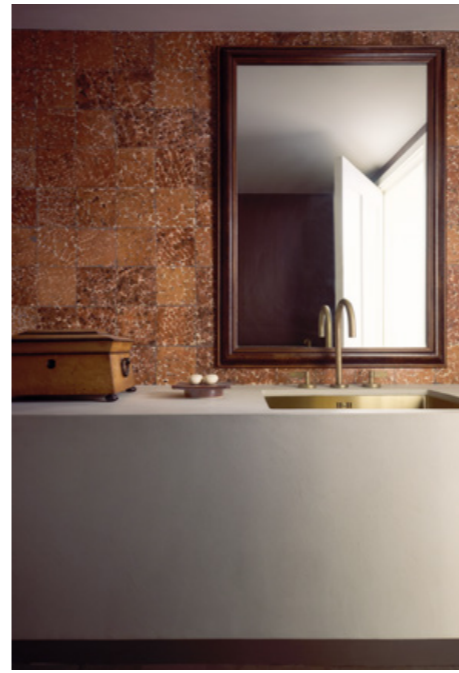
CARMEL COURT  
Approximate gross internal area  
96.62 sq m / 1040 sq ft

Lower Ground Floor

Ground Floor

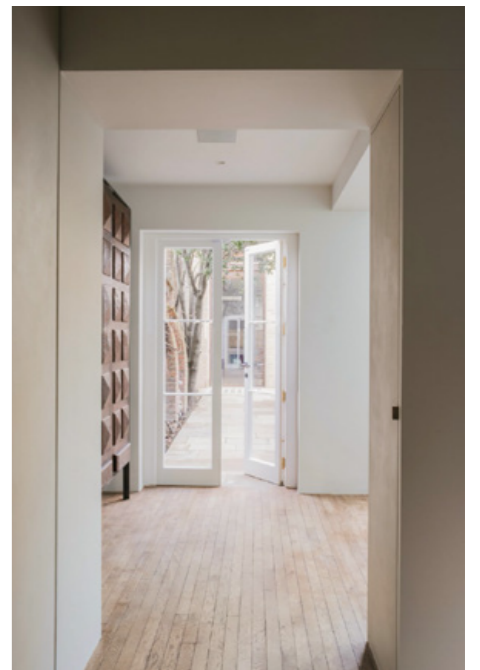
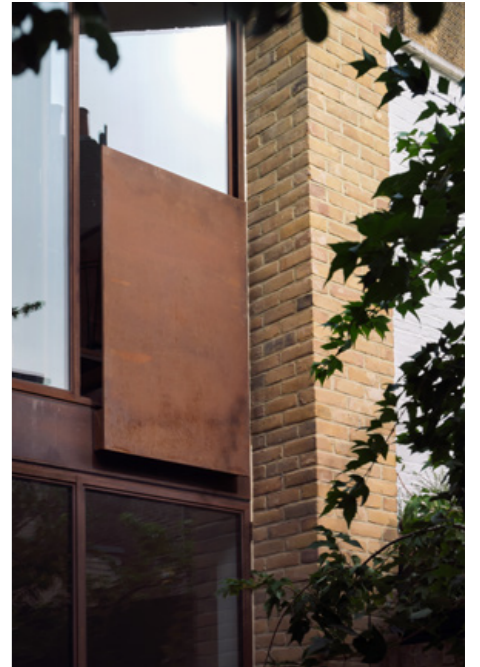
Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only





Interior design and project concept:  
Rebecca Willer, The Willer Gallery

Architect:  
Nathaniel Mosley, Mosley Thorold Architects





By Appointment only

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