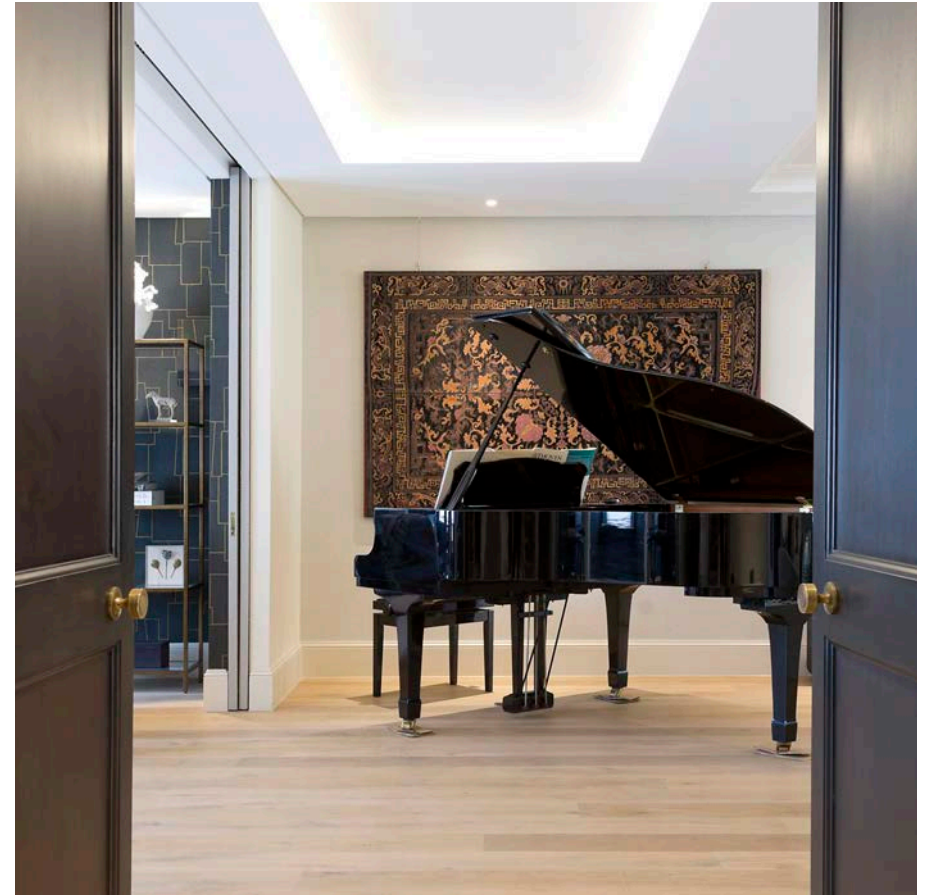


ABBOTSBURY ROAD





## Abbotsbury Road, W14

An extraordinary home with landscaped garden backing onto Holland Park which has been rebuilt to the highest specification to provide superb lateral living and entertaining space. Over 8,500 sqft across only four floors this property provides wonderful interconnecting entertaining rooms on the ground floor with doors across the entire rear elevation offering onto the beautiful garden. The lower ground floor provides a generous guest flat with two bedroom suites and good reception space, as well as a fantastic cinema room, gym, bar and indoor swimming pool. The house is air conditioned and has a first rate house management system. On the first floor there are three suites in addition to the principal suite which overlooks the park and garden. The top floor has a further bedroom and bathroom and an enormous studio room which works well as a home office or play room for kids. There is a garage as well as off-street parking for two further cars. Abbotsbury Road is a five minute walk from Kensington High Street with Holland Park Station only ten minutes' walk away.





Formal dining room



Sun drenched drawing room opening onto the secluded garden



Family room opening onto the garden



Dramatic spiral staircase from main hall to lower ground floor games room and gym

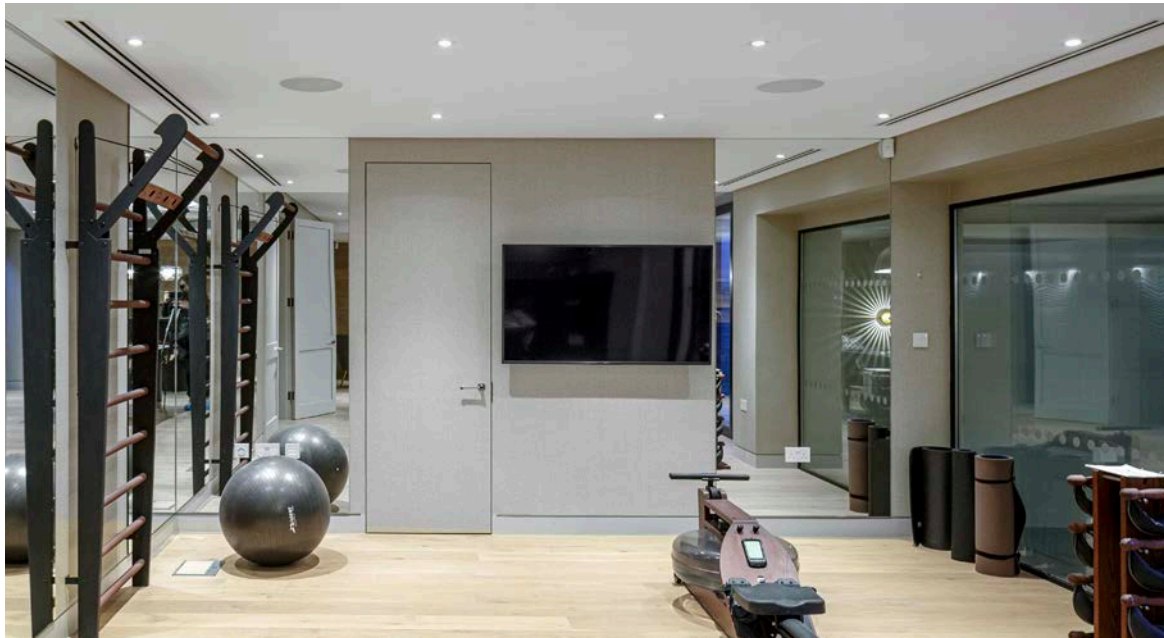




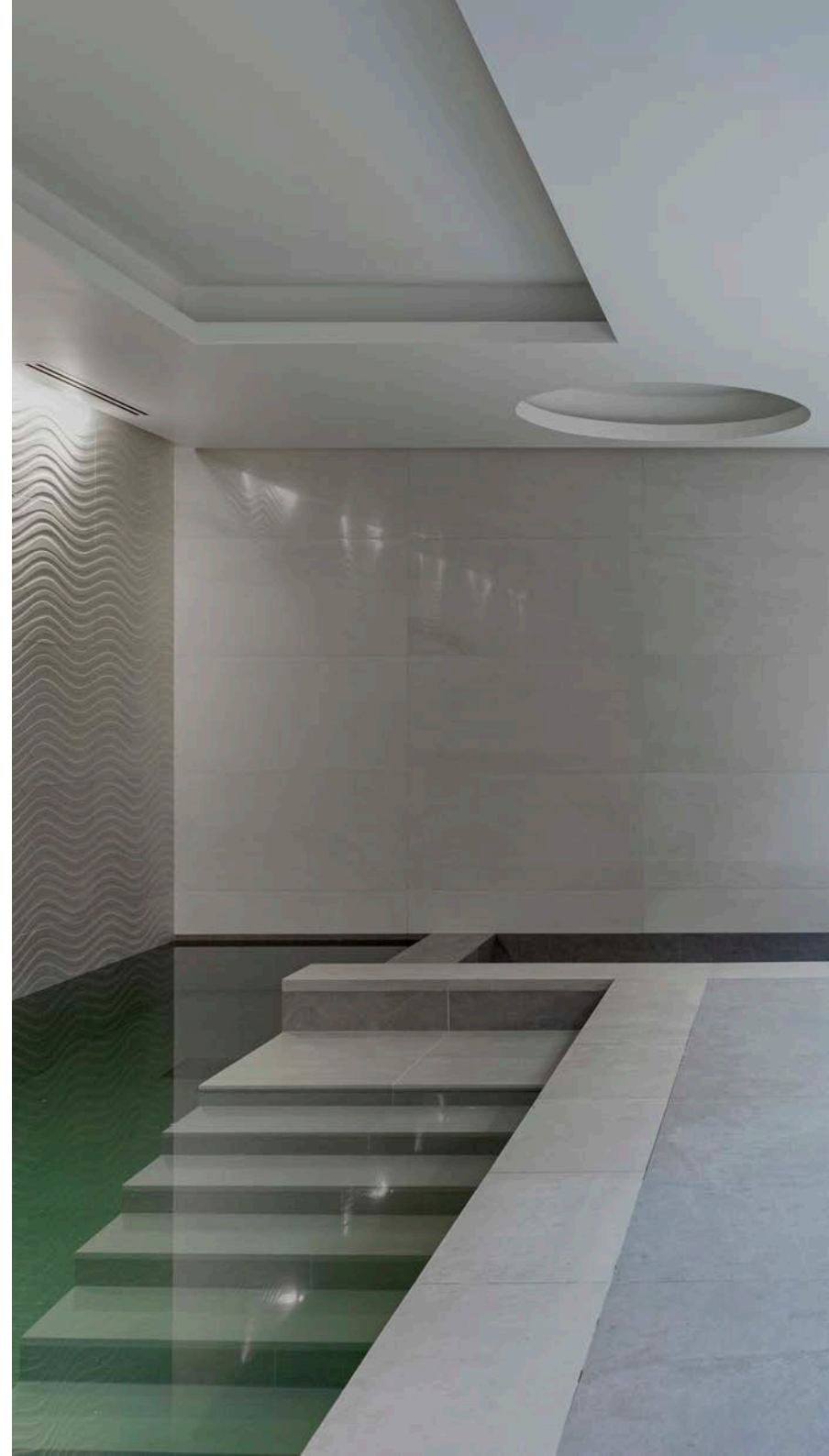




Cinema



Gymnasium







Master bedroom suite overlooking garden



Loft playroom/office



Guest suite







## Specification

- Drawing Room
- Dining Room
- Study
- Family Room
- Air Conditioning
- Boffi Kitchen with Gaggenau Appliances
- Service Kitchen
- Cloakroom
- Principal Suite with Dressing Room and En Suite Bathroom
- Four Double Bedrooms with En Suite Bathrooms
- Guest Flat with Two Double Bedrooms with En Suite Bathrooms
- Playroom/Office
- Shower Room
- Utility Room
- Cinema Room
- Games Room and Bar
- Gymnasium
- Indoor Swimming Pool
- Shower Room
- Garage
- Off Street Parking
- Building Management System

## Abbotsbury Road W14

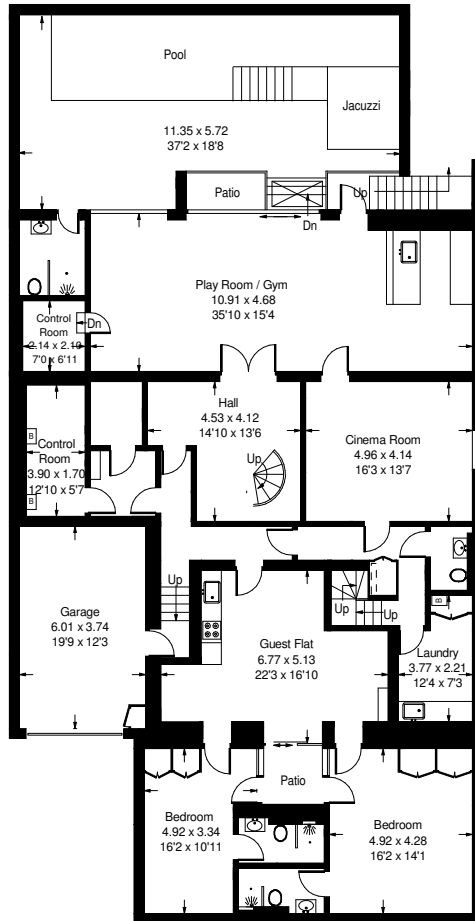
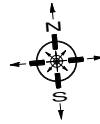
Approx. Gross Internal Area = 672.6 sq m / 7240 sq ft

Storage = 20.1 m<sup>2</sup> / 216 ft<sup>2</sup>

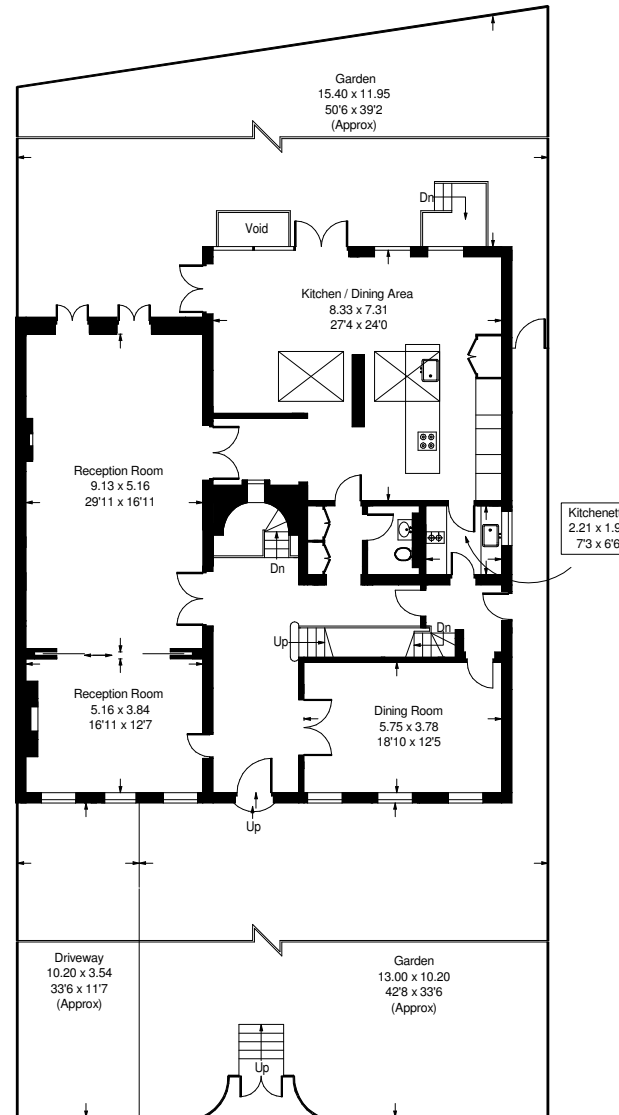
Garage = 22.5 m<sup>2</sup> / 242 ft<sup>2</sup>

Pool Room = 64.9 m<sup>2</sup> / 698 ft<sup>2</sup>

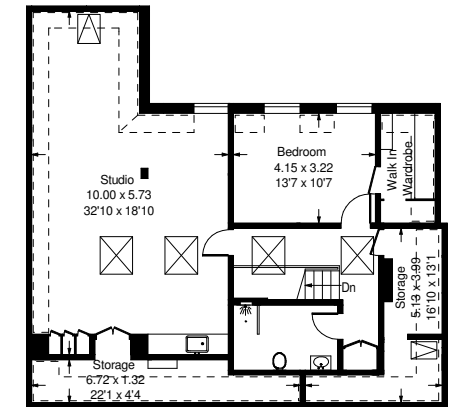
Total = 780.1 m<sup>2</sup> / 8396 ft<sup>2</sup> (Including Control Rooms / Excluding Voids)



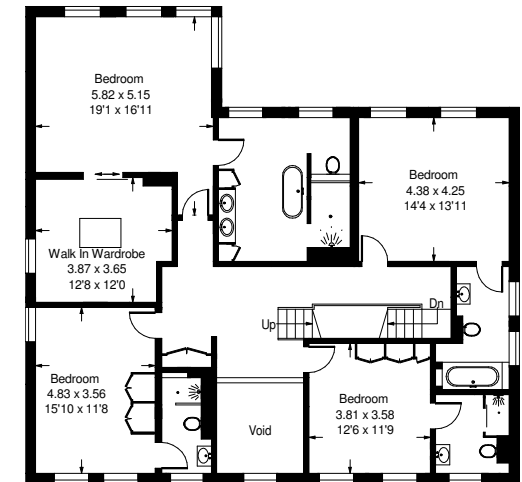
Lower Ground Floor



Ground Floor



Second Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LONDON OFFICES

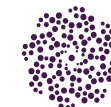
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