



HOLLAND PARK GATE

LODHA

RESIDENCE G4



3 Bedrooms • 3,239 sq. ft

Live *Beautifully*



Holland Park Gate is the latest project from Lodha, an established leader in the luxury real estate market. An impressive portfolio of London developments, including Mayfair's highly-acclaimed No.1 Grosvenor Square, demonstrates Lodha's dedication to creating exceptional homes that blend timeless elegance with modern luxury.

Located on a vibrant corner of High Street Kensington, Holland Park Gate offers residents a unique way of life defined by a sense of balance. Residents will enjoy access to many of London's finest restaurants, members' clubs and cultural offerings, as well as proximity to the tranquillity and space offered by neighbouring Holland Park's 54 green acres.

Residence services are managed by Saint Amand, Lodha's highly regarded private hospitality company. The team are committed to providing bespoke, five-star service that enables residents to live a balanced and sustainable lifestyle.

“Life at
*Holland
Park Gate* is
defined by
a sense of
balance”





***The image provided is for illustrative purposes only and depicts an apartment with similar specifications



Residence 64

Residence 64 offers a generous three-bedroom layout situated in the distinctive art deco proscenium arch of Holland Park Gate.

This home is highlighted by its expansive open-plan kitchen and living areas, complemented by an oversized, double-height window that not only brings in abundant natural light but also provides captivating views of the neighbouring Holland Park.

Each of the sizable bedrooms boasts its own en-suite bathroom, enhancing privacy and convenience, while an additional washroom in the entrance corridor adds to the functionality of the space.

Residence 64 also features a staircase that leads to a versatile mezzanine area. This space offers the potential to be transformed into a fourth bedroom, providing flexibility to accommodate growing families or to serve as an additional private retreat within the home.





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Specifications

RESIDENCES

- Interior design by Bowler James Brindley

INTERNAL SPECIFICATION – WALLS, FLOORS AND CEILINGS

- Partition walls are skim-coated with a paint finish and painted skirting
- Plasterboard ceilings on a metal framework with a painted finish
- Natural stone floor to entrance foyer, master bathrooms and powder rooms (in smaller units the timber flooring extends into the entrance lobby)
- Prime grade European Oak engineered timber flooring in reception, dining room, living room, bedroom & dressing rooms
- Circa 2.7m ceiling heights in principal residence rooms

AV, TELEPHONE AND DATA SYSTEMS

- Incoming BT Openreach fibre optic and Hyperoptic broadband
- A video entry system
- Heating
- Independent underfloor heating
- Air filtration and supplementary boost heating where appropriate in principal rooms
- Heated towel rails in bathrooms

LIGHTING

- Lighting control system
- Aesthetically coordinated energy-efficient lighting design

JOINERY

- Solid wood-finished door frames with high quality range of ironmongery
- Bespoke hand-crafted joinery
- Separate walk-in wardrobes in primary suite (selected larger residences)

KITCHEN SPECIFICATION

- Ergonom© kitchens
- Natural stone worktop
- Island counters available for selected residences, with integrated lighting and dedicated seating area
- Under mounted sink with incinerator/waste disposal
- Instant hot water and chilled filtered water tap
- Integrated Miele appliances
- Wolf, Subzero and Gaggenau appliances to penthouse residences
- Washer-dryers located in cupboards or utility rooms outside of the kitchen (separate washing machine and tumble dryer in 3-bed plus residences)

BATHROOM SPECIFICATION

- Primary bathrooms
- Natural stone flooring
- Natural stone to walls and bath surround
- Bespoke vanity unit with natural stone top
- Bespoke cabinetry with integrated shelving
- Separate toilet and shower enclosure in larger master bathrooms (fluted glass)
- Bathroom fittings by Duravit, Geberit, Hansgrohe and Bette
- Heated towel rail
- Shaver sockets
- Mirrors



UTILITY ROOMS

- Utility rooms in selected residences
- Quartz worktop

PRIMARY SUITE SPECIFICATION

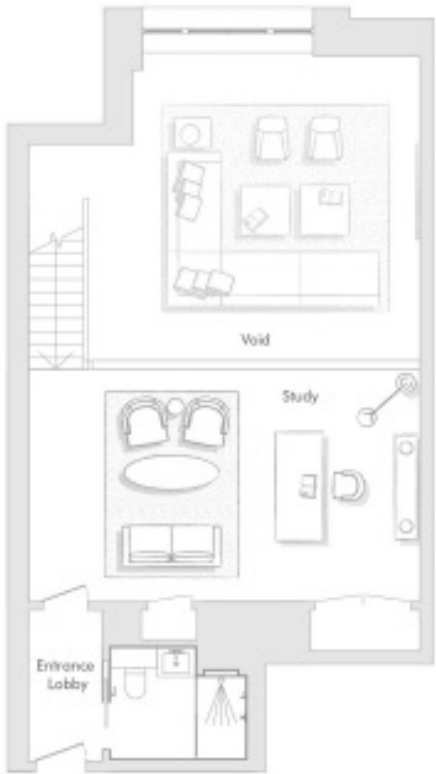
- Separate walk-in wardrobes in primary suite (selected larger residences)
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

BEDROOM SPECIFICATION

- High quality engineered timber flooring
- Painted walls
- Fitted wardrobes
- Satin lacquer door fronts to guest bedroom wardrobes
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

Not all specifications and features available to Suites* Or equivalent as may be determined by Project Architector Interior Designer

Residence 64



Approx. scale
0m 1m 2m 3m 4m 5m
Drawn for illustration and identification purposes only

RESIDENCE 64

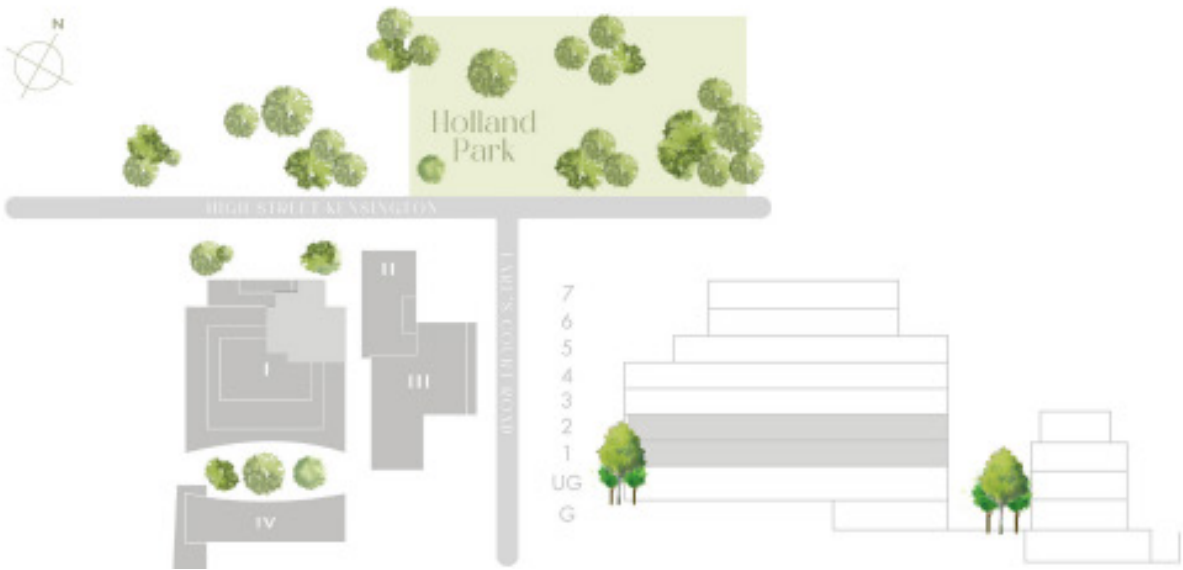
1st & 2nd Floors 3 bedrooms

Living / Dining Room / Kitchen	10.51 x 7.19m	34'5 x 23'7
Master Bedroom	5.84 x 3.67m	19'1 x 12'0
Bedroom 2	4.26 x 3.22m	13'11 x 10'6
Bedroom 3	4.61 x 3.64m	15'1 x 11'11
Dressing Room	3.40 x 3.21m	11'2 x 10'6
Study	7.19 x 4.28m	23'7 x 14'0

First Floor:		
Internal Area	255 sq m	2744 sq ft

Second Floor:		
Internal Area (Excluding Void)	46 sq m	495 sq ft

Total Internal Area (Excluding Void)	301 sq m	3239 sq ft
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The Health Club & Spa

Designed to help residents prioritise their health and wellbeing, the Health Club & Spa includes:

- 25m swimming pool, perfect for relaxation or a more vigorous workout
- Sauna and steam rooms to aid recovery and detoxification
- Male & female changing rooms
- Treatment rooms with therapies provided by leading practitioners
- Fully equipped gym with different zones to suit various fitness needs
- Kids' suite equipped for recreation and learning

Saint Amand

Saint Amand are Lodha's in-house concierge and are responsible for the day to day running of Holland Park Gate. The team are available to help with a variety of requests from laundry collection and grocery shopping to dog-walking and food and beverage services.

Saint Amand will also be operating a house car, available exclusively for Holland Park Gate residents and their families.



