



HOLLAND PARK W14



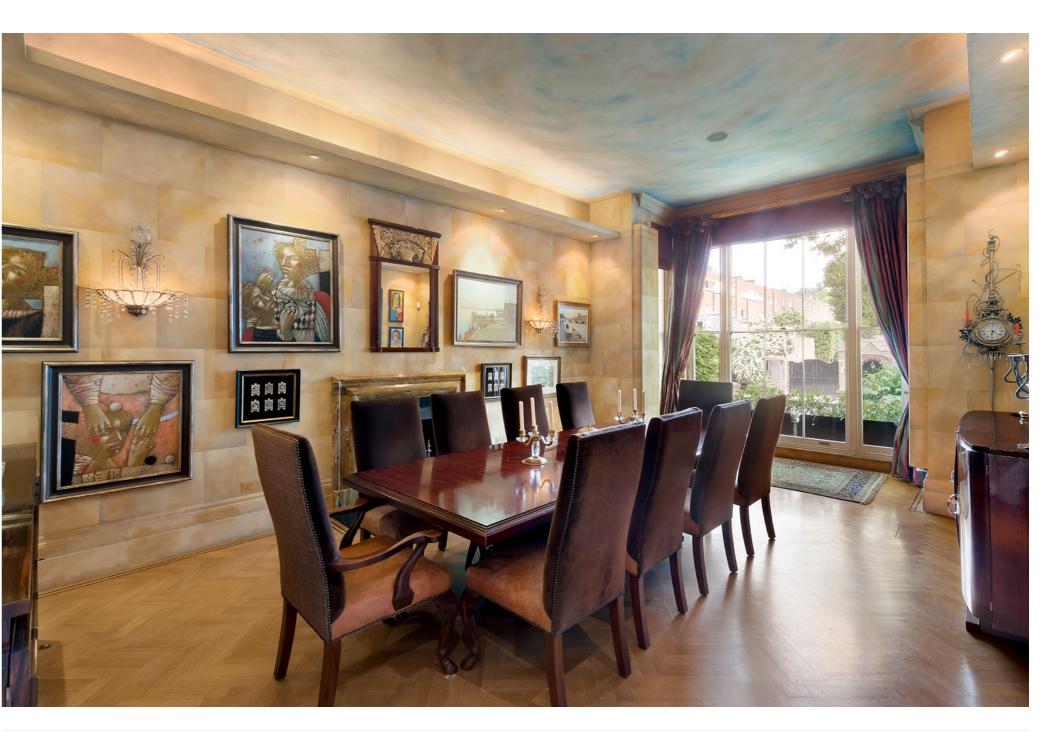




# An exceptional eight-bedroom detached family villa set behind gates and a carriage drive and with a 100 ft west-facing garden

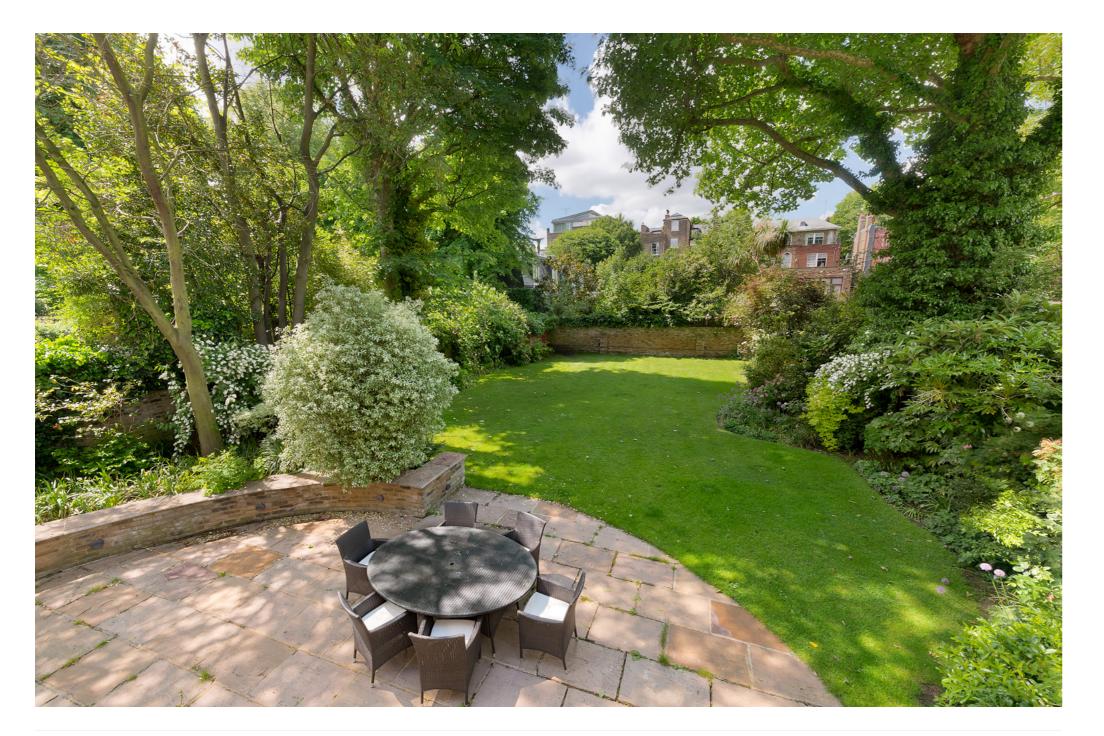
T his incredible house was originally built for Lord Holland in 1859 by his favourite builder, James Hall. The house was completely remodelled by the sellers in the 1990s. As a result, the house has huge volume throughout, much larger and deeper bay windows at the front of the house, and a much more substantial top floor than almost every other house on the road. Whilst now requiring some modernisation, the house is well-presented and is ideal for a family looking for a substantial home. It also has significant potential (subject to the usual consents) as all of the accommodation is above ground. Of particular note within the house is the west-facing drawing room, which is over 1000 sq ft, has a ceiling height of over 4m and has views and access to the stunning rear garden. In addition, the principal bedroom suite has a balcony and also overlooks the garden, so is wonderfully quiet. The top-floor bedrooms are all double-height and have additional sleeping platforms. There is substantial parking in front of the house behind electric gates and there is an integrated single garage. The house also has an indoor swimming pool and substantial staff accommodation that can be separately accessed.













### Location

Addison Road is located in the area of Holland Park close to the neighbourhoods of Notting Hill and Kensington. Holland Park is one of London's finest open spaces providing wonderful rural walks, tennis courts and children's play areas as well as an annual open-air opera. Shopping can be found close by in both Holland Park and on Kensington High Street, and the area is well-served for schools.

**Tenure** Freehold

**Guide Price** £35,000,000

Local Authority Royal Borough of Kensington & Chelsea

Council Tax Band H

**EPC** Rating C







Reception Room 37'8" x 28'2" 11.5 x 8.6m (CH 4.05m)

Dining Room 24'9" x 15' 7.6 x 4.6m

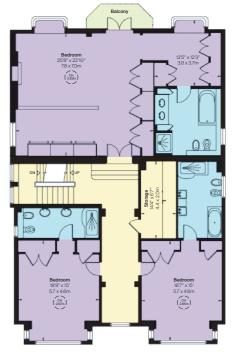
(CH (3.64m)

#### Approximate Gross Internal Area

9,858 sq ft / 916 sq m including under 1.5m and under eaves

9,544 sq ft / 887 sq m excluding under 1.5m and under eaves

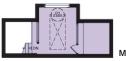
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

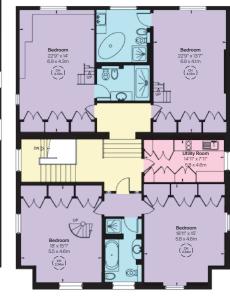


First Floor

Second Floor









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#### Particulars dated February 2023. Photographs and videos dated May 2022.

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