



# HOLLAND PARK VILLAS

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KENSINGTON W8

APARTMENT 66

Plot D201



A rare collection of exceptional, elegantly appointed apartments set within a private and secluded gated development amongst an acre of beautifully landscaped grounds and unrivalled residents' services.

- 24-hour concierge and security • Club room
- 20 metre swimming pool, luxury spa and fully equipped gymnasium all exclusively managed by BODYISM • Business suite • Cinema room
- Wine cellar • Library • Catering kitchen
- Boxing and table tennis room
- Secure underground parking • 999 year leases

Images

- 1 – The grand entrance of Holland Park Villas
- 2 – Meandering paths in the courtyard garden
- 3 – The double-height reception area designed by Studio Reed

Apartment 66 is a generously proportioned 5 bedroom and two reception room home overlooking Holland Park in an enviable position within the development. With an expansive hallway, this open, bright and inviting apartment with large full-height windows enjoys a private balcony that invites the peaceful parkland inside.

The elegant aesthetic, fully interior designed by Rose Uniacke and Kerstin Williams, has been carefully considered with high quality finishes and materials resulting in a sophisticated interior.





Images

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- 1 – Reception room
- 2 – Dining room
- 3 – Kitchen
- 4 – Hall

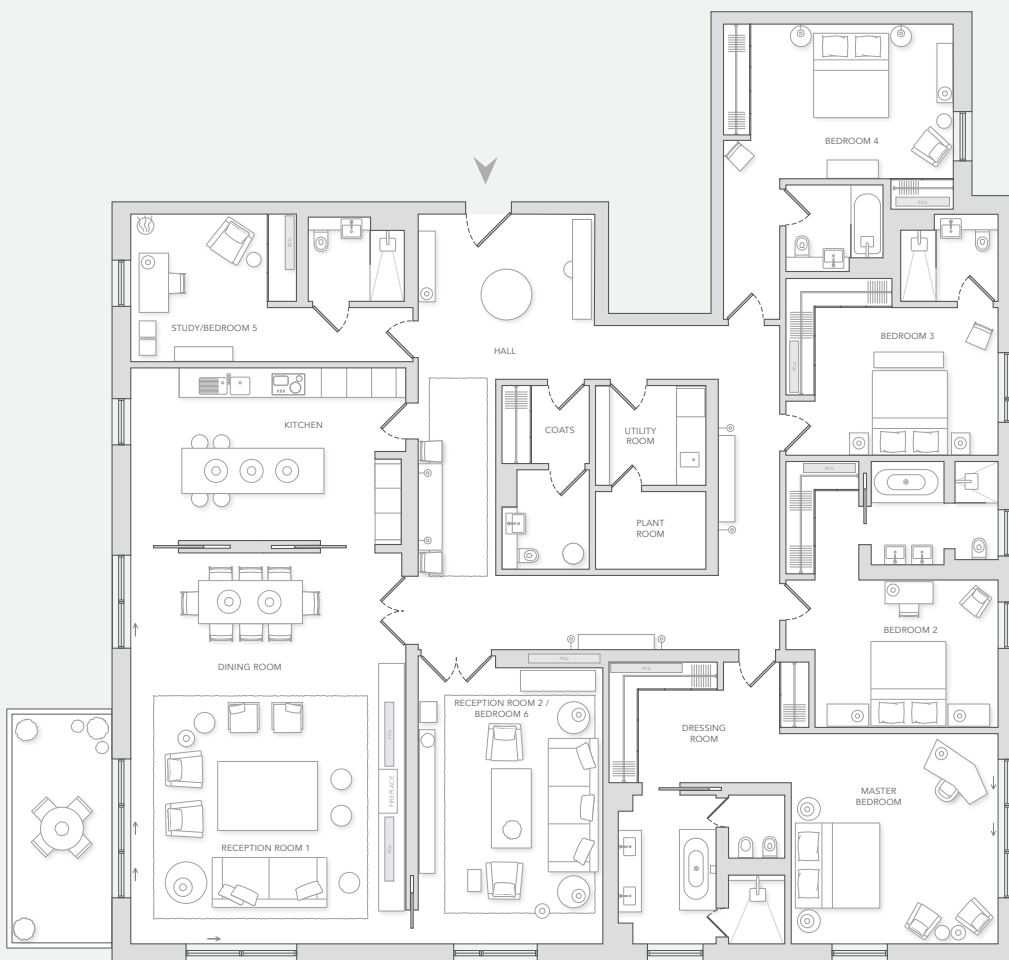
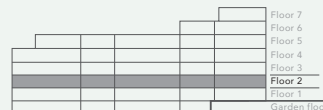
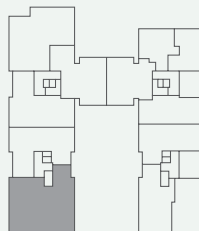
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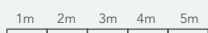
FIVE BEDROOMS

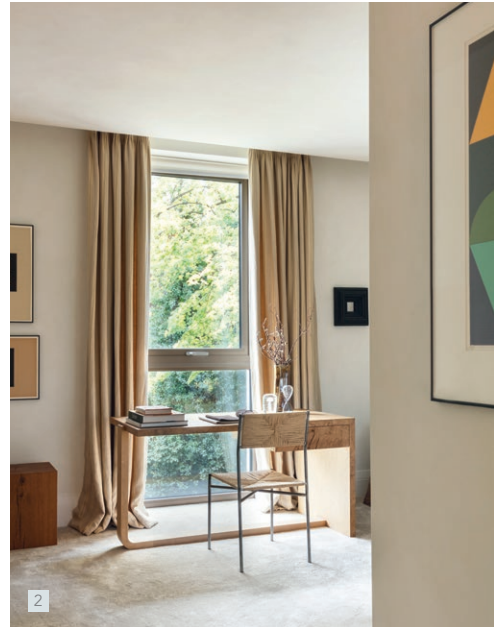
GROSS INTERNAL AREA 383 SQ M / 4,122 SQ FT  
BALCONY 13.7 SQ M / 148 SQ FT

RECEPTION 1	6.5 x 9.4 M / 21.3 x 30.1 FT
RECEPTION 2	4.5 x 6.6 M / 14.9 x 21.7 FT
KITCHEN	6.5 x 4.2 M / 21.3 x 13.9 FT
MASTER BEDROOM	5 x 5 M / 16.4 x 16.4 FT
BEDROOM 2	4.4 x 3.6 M / 14.5 x 11.9 FT
BEDROOM 3	4.4 x 3.6 M / 14.5 x 11.9 FT
BEDROOM 4	5.4 x 3.8 M / 17.8 x 12.5 FT
BEDROOM 5	3.6 x 3.2 M / 11.9 x 10.5 FT



Scale 1:182





#### Images

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- 1 – Master bedroom
- 2 – Bedroom 5 / Study
- 3 – Bedroom 3
- 4 – Master en-suite bathroom detail

## GENERAL SPECIFICATION

### EXTERNAL SPECIFICATION

Natural moleanos stone façade with brick infills and brass fins, with anodised bronze window frames.

High performance double-glazed aluminium window frames with stone surround.

### Common parts and amenities

Common areas interior designed by Studio Reed. These include a spacious reception lobby with seating, business suite, feature staircase leading to double height club room and library overlooking the courtyard garden. Residents also have access to a private cinema room, high specification wine cellar and a dedicated catering kitchen.

Extensive leisure facilities exclusively managed by BODYISM include 20 metre swimming pool and Jacuzzi, fully equipped gymnasium with private studio, changing rooms, steam and sauna room, treatment room and a dual purpose table tennis and boxing room.

A secure car ramp leads to the residents' only basement car park. Car parking bay annexes and substantial storage units are available for purchase.

24-hour security is based at the site entrance to monitor visitors. The reception desk is staffed by concierge.

### GENERAL INTERNAL SPECIFICATION

#### Walls and ceilings

Party walls are double stud partitioned with plywood lining and plasterboard with skim finish.

Internal partition walls are skim coated and painted, with painted finish MDF skirting.

Ceilings are boarded plasterboard on metal framework and painted finish.

### AV, telephone and data systems

CAT 5 or CAT 6 wiring fitted throughout, home office and telephone points.

All apartments have 7" primary touchscreen in the entrance hall, providing video entry and concierge intercom, 'all off' lighting control and whole-home heating and cooling.

### Lighting

LED lighting is provided to all rooms.

LED downlighter installed and additional feature lighting provided in joinery and recesses where appropriate.

### Heating and cooling

Independent underfloor heating system in all principal rooms.

All principal rooms comfort cooled.

### BESPOKE INTERNAL SPECIFICATION

#### Walls and ceilings

Floor to ceiling heights in reception and dining room are 2750mm within the coffer, 2750mm in master bedroom and 2600mm elsewhere.

### AV, telephone and data systems

Secondary 5" in-wall touch screen in master bedroom and kitchen providing heating and cooling control, video entry and concierge intercom.

### Joinery

Front doors; natural oak with timber veneer leaf door with panelled surround and recess detail and antiqued bronzed ironmongery. Internal doors predominantly medium dark timber, all en-suite bathrooms are white painted.

### Hallway

Cream stone floors.

### Reception rooms

Chevron pattern medium dark timber floors.

### Kitchen

Bulthaup B3 Range. Cream stone floor finish, sand beige aluminium base and tall unit finish, white caesarstone worktop and splash back, white lacquer finished wall units.

Appliances include integrated Miele: Single oven, combi microwave, steam oven, coffee machine, warming drawer, induction hob, fridge, freezer, dishwasher and wine fridge.

### Master bedroom

Carpeted with white painted wardrobe door and grey interior.

### Terrace / balcony

Medium dark timber planking with glass balustrade and matching timber handrail.

### Master bathroom

White marble flooring with white veined marble walls, bath and basin. Dark grey veneers.

Bathroom fittings by Duravit, Bette, Dornbracht.

### Secondary bedrooms

Carpeted throughout.

### Secondary bathrooms

Cream stone to floor, walls, bath and basin. Medium dark veneers.

Bathroom fittings by Duravit, Bette, Dornbracht.

### Cloakroom

Cream stone flooring with dark brown marble walls and basin. Medium dark veneers.

Cloakroom fittings by Duravit, Bette, Dornbracht.

The unrivalled amenities, designed by Studio Reid include a gymnasium, swimming pool and spa managed by BODYISM, as well as a cinema, business suite, library and wine cellar.

Images

- 1 – 20 metre swimming pool with Jacuzzi
- 2 – Cinema room
- 3 – Residents' gymnasium

