

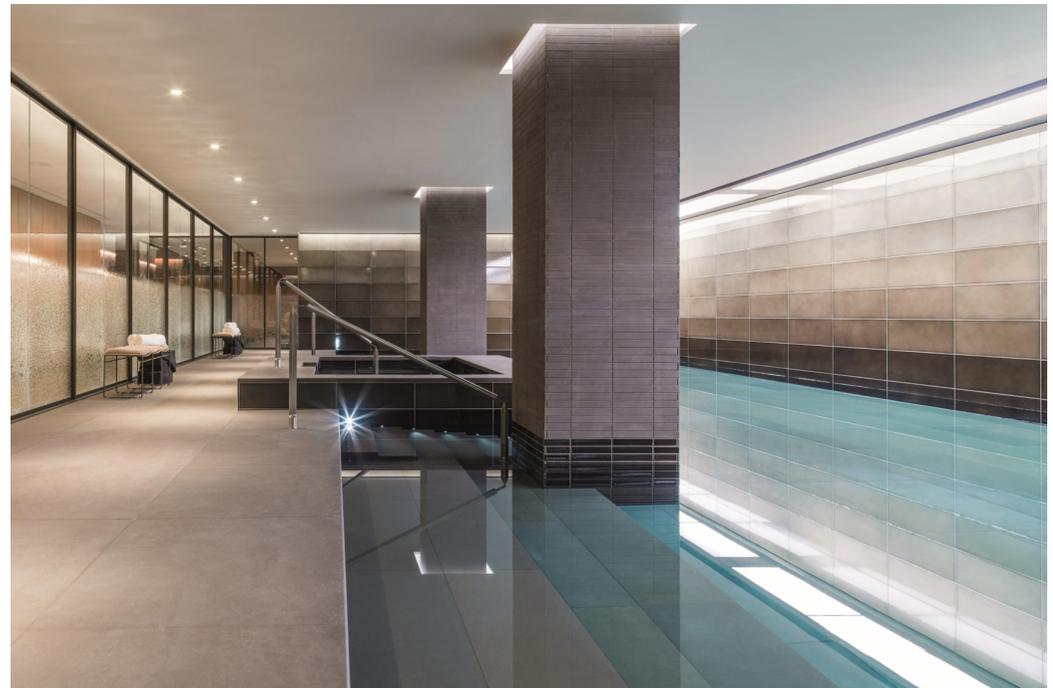
# Holland Park Villas, Campden Hill W8

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# An impressive three bedroom apartment

Situated in a discreet and exclusive gated development, this beautifully presented three bedroom ground floor lateral apartment offers exceptional entertaining space and living accommodation. There is full access to five star hotel style concierge services with 24 hour security, offering extensive amenities including club room, cinema, business suite, library, wine cellar and a catering kitchen. Holland Park Villas collaborated with Bobyism, the world's first full spectrum health and wellness company who exclusively manage the fully equipped gymnasium, 20 metre swimming pool with Jacuzzi and luxury spa with treatment rooms.



**Guide price:** £5,750,000

**Tenure:** Leasehold: approximately 991 years remaining

**Service charge:** £34,623.28 per annum, reviewed annually. We have been unable to confirm the date of the next review. You should ensure you or your advisors make your own inquiries.

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H

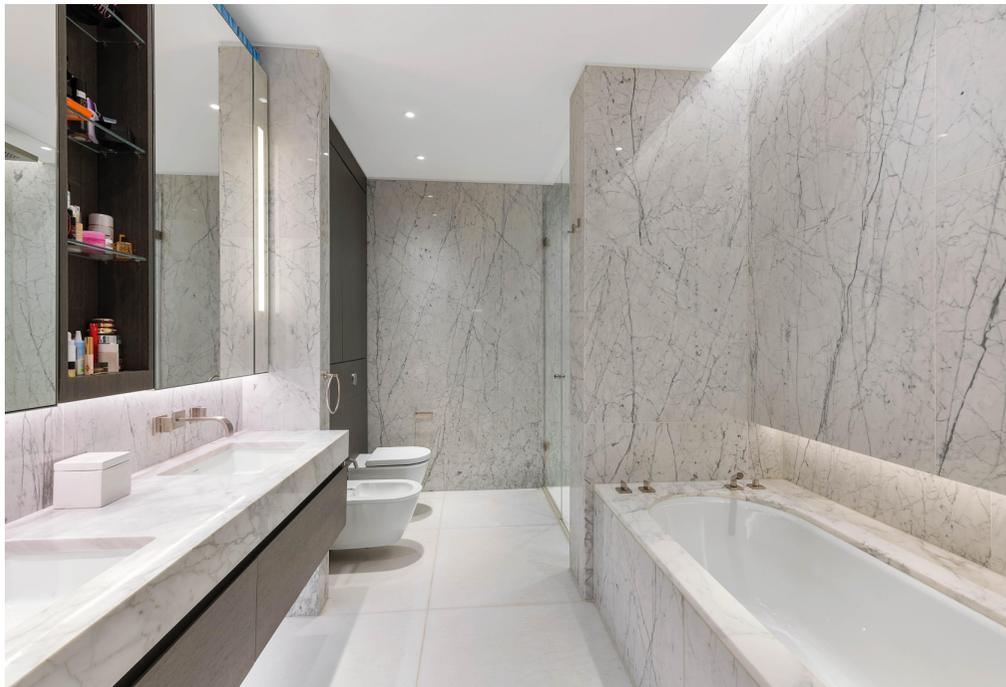






## Location

Positioned between Kensington High Street and Notting Hill, there are a number of excellent restaurants nearby, such as the Michelin-starred KitchenW8, and many well-known fashion & food retailers, including Whole Foods & Ottolenghi. The area is also home to some of the capital's most highly regarded primary and preparatory schools as well as having regular and convenient transport links via the underground stations at High Street Kensington and Notting Hill Gate (Central, District & Circle Lines) connecting you with Knightsbridge, the City and the West End. Furthermore, the motorway network giving access to both London Heathrow airport and the countryside is also straightforward.



# Holland Park Villas, W8

APPROX. GROSS INTERNAL AREA \*  
1757 Sq Ft - 163.23 Sq M



Key :  
CH - Ceiling Height



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.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

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