



HOLLAND PARK ROAD

KENSINGTON · W14



A DETACHED LOW BUILT HOUSE WITH
TWO ADJOINING ARTIST'S STUDIOS
IN NEED OF REFURBISHMENT.

Set back from the road behind gates in a secluded location, this charming house offers huge potential to create a fabulous family home. Offering ample off street parking, double garage and garden.



KEY FEATURES

- Discreetly situated
- Requiring refurbishment
 - Detached
 - Low-built (3 floors only)
- Includes 2 artists' studios (one attached)
 - Double garage
 - Garden
- Off-street parking



LOCATION

Holland Park Road is an ideal location just moments away from the impressive array of cafes, shops, restaurants, on Holland Park Avenue and on High Street Kensington. The property benefits from the nearby spaces of Holland Park and the facilities of Notting Hill. Transport options include Holland Park Central line Underground, a variety of bus routes and access to M4, M40, and Heathrow airport.



ACCOMMODATION

- Hall
- 4 reception rooms
- Kitchen
- Utility room
- Principal bedroom suite with 2 dressing rooms and 2 bathrooms
- 5 further bedrooms (2 ensuite)
- 2 further bathrooms
- 2 guest cloakrooms
- Attached artist's studio with double height living space, kitchen and bathroom
- Separate artist's studio with double height living space
- Staff bedroom with kitchenette and bathroom
- Double garage
- Storage

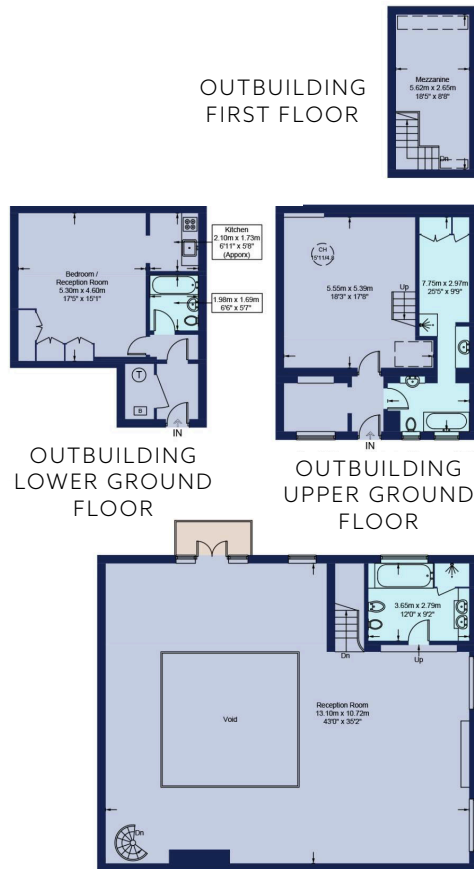


APPROXIMATE GROSS INTERNAL AREA
9,262 SQ. FT. / 860.5 SQ. M.

RESTRICTED HEIGHT 157
SQ. FT. / 14.6 SQ.M.

OUTBUILDING
1,156 SQ. FT. / 107.4 SQ.M

STORAGE 92 SQ. FT. /
8.6 SQ.M.

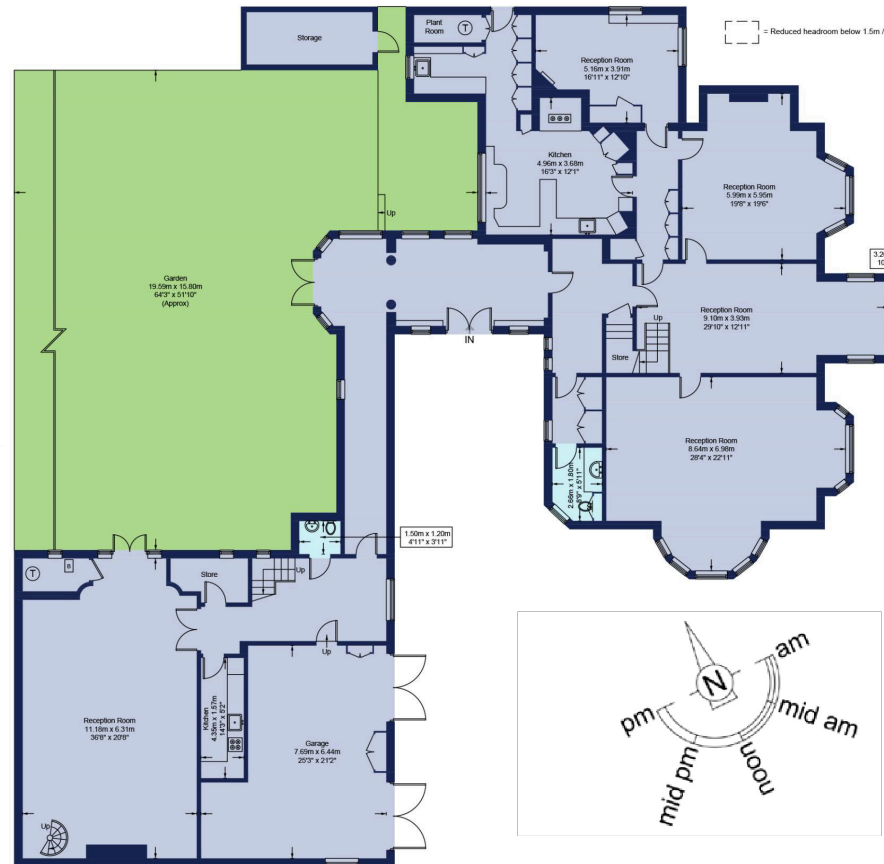


OUTBUILDING
FIRST FLOOR

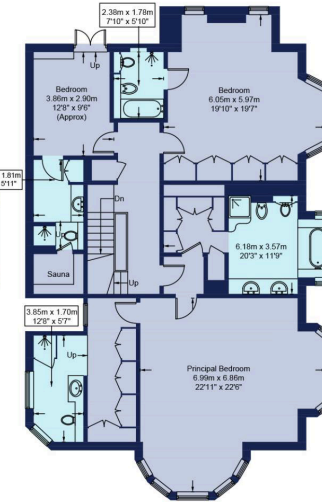
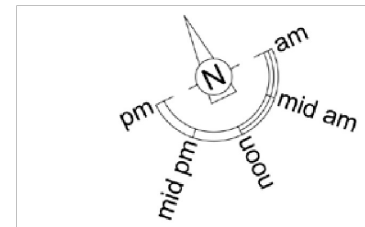
OUTBUILDING
LOWER GROUND
FLOOR

OUTBUILDING
UPPER GROUND
FLOOR

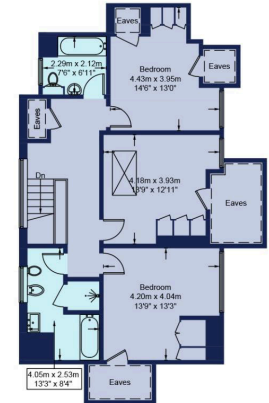
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PRICE: £21,500,000

EPC RATING: E

COUNCIL TAX BAND: H

LOCAL AUTHORITY: ROYAL BOROUGH OF KENSINGTON & CHELSEA

TENURE: FREEHOLD

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