

# St Ann's Villas Holland Park London **W11**

A rare freehold opportunity.





ST ANN'S  
VILLAS W.

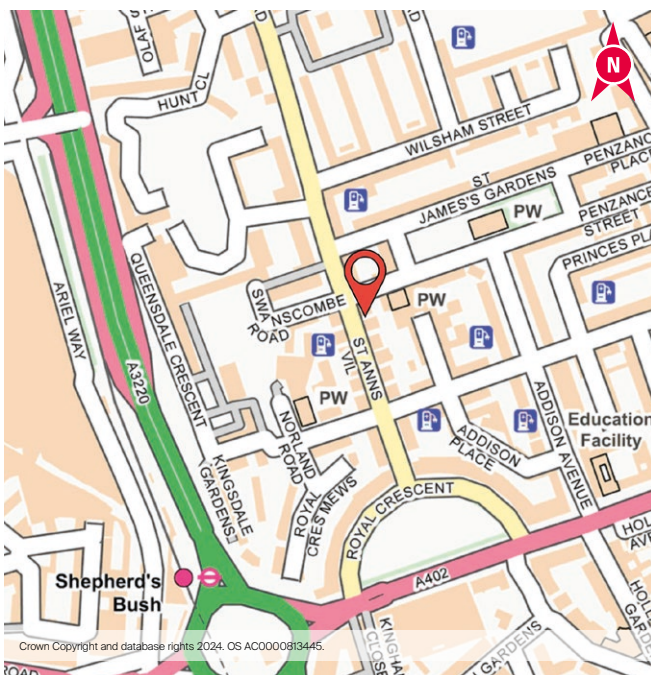
Tabernacle School  
Walsby Grove  
Walsby Grove  
Walsby Grove  
Walsby Grove



# The opportunity.

## St Ann's Villas, Holland Park, London, W11

- Opportunity 0.5 miles from Holland Park Station and 0.3 miles from Shepherd's Bush Station
- An exciting development/refurbishment opportunity, with the opportunity for a change of use to residential and/or alternative uses (subject to the necessary permissions)
- Approximately 3,621 sq ft (336.4 sq m) GIA
- Land: approximately 0.074 acres (0.03 ha)
- For sale freehold with vacant possession
- Last occupied by an independent school educating Early Years up to KS4
- Offers in excess of £2,500,000



## Description

32 St Ann's Villas represents a rare and exciting opportunity to acquire a substantial freehold property in a sought-after London location. It presents either as a refurbishment opportunity for continued educational use or for alternative uses and development, subject to all necessary consents.

The Property is semi-detached and believed to have been built in the mid-19th Century. Having been first listed in 1969 it is Grade II listed and built in a Tudor style with iconic period features.

The main period building accommodates numerous classrooms of varying sizes, with the ability to adapt some classrooms to provide space spanning the full length of the building. The main building accommodates kitchen facilities in the lower ground floor and an area of outside soft play. Beyond the play space is the single storey music block that sits in the rear of the garden and provides one large open plan classroom.

## Accommodation

The accommodation is provided across the main period building, plus a purpose-built outbuilding in the rear of the garden. The garden area in part has been repurposed and provides an area of outside soft play.

32 St Ann's Villas is arranged over four storeys excluding the attic space, accommodation is provided at lower-ground, ground and two upper floors.

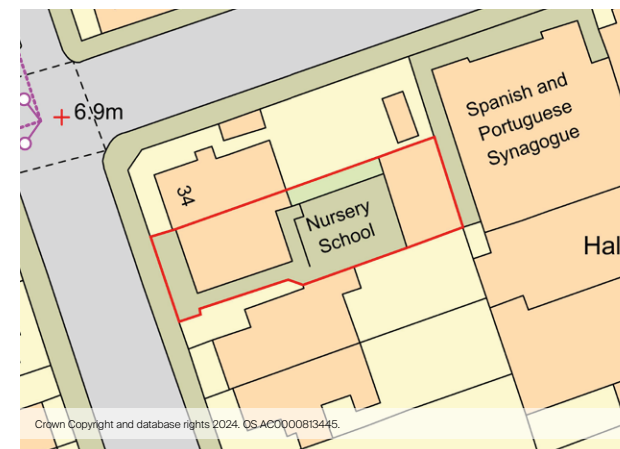
The music classroom in the rear of the garden provides accommodation solely over ground floor.

## Location

The Property is located between Shepherd's Bush and Holland Park and is within striking distance of Notting Hill, a well-established enclave within the Royal Borough of Kensington and Chelsea. St Ann's Villas runs north of Royal Crescent to the point it becomes St Ann's Road which runs towards Latimer Road underground station. The surrounding area is mainly residential, characterised by private garden squares and elegant period architecture.

The surrounding area is convenient for a vibrant array of shops, cafes restaurants and leisure amenities located nearby on Clarendon Cross, Holland Park Avenue and Portobello Road. Westfield Shopping Centre is located within the immediate vicinity located less than half a mile to the west, offering world-class leisure and retail opportunities.

The open spaces of Avondale Park and Royal Crescent Gardens are in close proximity, to the east and south respectively. The larger green open spaces of Holland Park is a short walk to the southeast, providing an abundance of green open space. In addition, Kensington Gardens which leads into Hyde Park is 1.3 miles (2 km) from the property.





# Communications



## Underground

Shepherd's Bush (Central Line)  
0.3 miles to the west

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Holland Park (Central Line)  
0.5 miles to the southeast

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Latimer Road (Circle and Hammersmith & City Line)  
0.5 miles to the west

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## National Rail and Overground

Shepherd's Bush  
0.3 miles to the west

Overground services to Stratford, Watford Junction, Clapham Junction, East Croydon and others



## Road

1.2 miles to the A40/M40  
1.5 miles to the A4/M4  
7 miles to the M1  
13 miles to J15 of M25  
15 miles to J14 of M25



## Bus

Several bus services providing access to Central London

Oxford Tube stops on Holland Park Avenue.



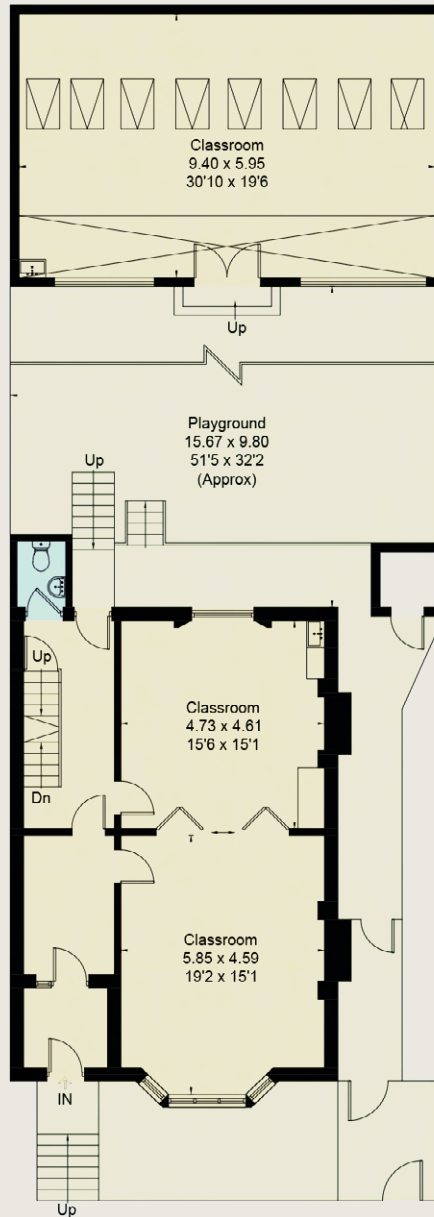
## Air

Heathrow is the closest international airport being approximately 12.5 miles to the west, accessible within 40 minutes by road.

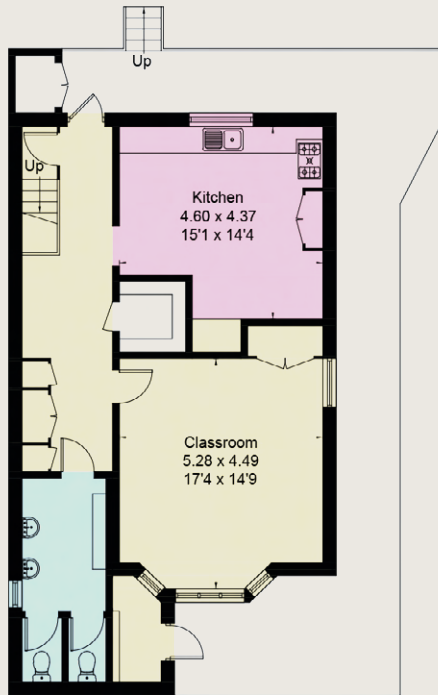
Distances and times are approximates taken from Google Maps



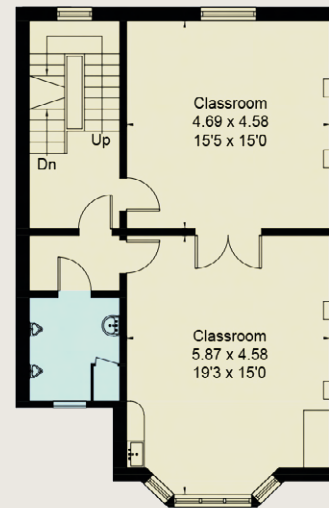
# Floor plans



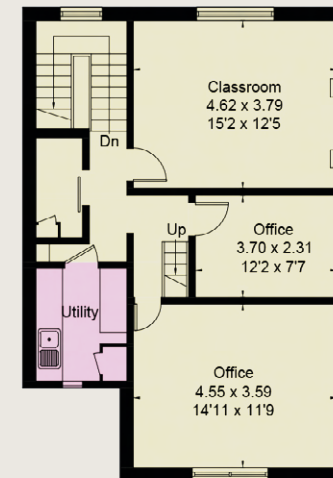
Upper Ground Floor



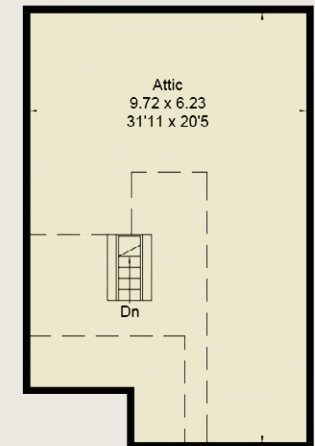
Lower Ground Floor



First Floor



Second Floor



Attic

## Floor areas GIA approx:

Floor	sq m	sq ft
Lower Ground	77	829
Ground	72.3	778
First	66.8	719
Second	64.4	693
Outbuilding	55.9	602
<b>Total</b>	<b>336.4</b>	<b>3,621</b>

Total excl. external stores and attic











## Planning

Local authority is Royal Borough of Kensington and Chelsea.

The Property is Grade II Listed and located within the Norland Conservation Area.

## Title and tenure

Freehold title absolute 238080 with vacant possession available.

## Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

## Inspections

Strictly by prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has not been elected for VAT.

## Charities Act 2022

The property sale is subject to the provisions of the Charities Act 2022.

## Fixtures & fittings

No fixtures and fittings are included in the price.

## Contents

Some contents may be available for sale separately, upon request. Extent of contents may have altered since the images were taken and at the time of any inspection.

## Method of sale

The property is for sale by private treaty via informal tender.

## Further information

Further information including legal documents, EPC rating and floorplans are available on our dedicated data room.

Please email [jasper.upton@knightfrank.com](mailto:jasper.upton@knightfrank.com) for access.



# Contact us.



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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.

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Particulars dated May 2024.

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