

HOLLAND PARK

Holland Park W11



A TRULY EXCEPTIONAL THREE-BEDROOM DUPLEX APARTMENT

With direct access to one of Holland Park's most sought-after west-facing communal gardens.

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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: H
Tenure: Share of Freehold, approximately 967 years remaining
Service charge: £6,000 per annum, reviewed yearly, next review due 2027

Guide Price: £3,400,000







OCCUPYING AN ENVIABLE POSITION IN HOLLAND PARK

This magnificent residence offers beautifully balanced accommodation arranged over two floors. The centre piece of the home is an extraordinary drawing and dining room extending to approximately 50 feet in length, showcasing impressive ceiling heights, elegant proportions and exquisite period detailing, including intricate cornicing, gilded plasterwork and a striking marble fireplace. Designed for both grand entertaining and everyday living, the space is flooded with natural light and enjoys delightful views over the gardens. The apartment comprises three generous bedroom suites, each benefiting from its own luxurious en suite bathroom. The principal suites feature extensive bespoke wardrobe storage, while additional integrated storage is thoughtfully provided throughout. A bespoke Mark Wilkinson kitchen, appointed with premium Gaggenau appliances, is complemented by a guest cloakroom, dedicated laundry room and a versatile family/media room.







Finished to an exceptional specification, the property further benefits from underfloor heating, elegant wooden flooring and a sophisticated Clipsal lighting system.

A particular highlight is the direct access from both the raised ground and lower ground floors to the beautifully maintained west-facing communal garden, which backs directly onto the Holland Park Lawn Tennis Club. The 54 acres of Holland Park are moments away, providing some of London's finest green open space.

The property is ideally positioned for the boutiques, cafés and acclaimed restaurants of Holland Park and nearby Notting Hill. Excellent transport connections are available from Holland Park Underground Station (Central Line), providing swift access to the West End, the City and Canary Wharf, while Heathrow Airport can be reached in approximately 40 minutes.

*Please note this property is held on 2 separate Leasehold titles.

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Holland Park, W11

Approximate Gross Internal Area = 2169 sq ft / 201.5 sq m
Reduced Headroom = 13 sq ft / 1.2 sq m
Total = 2182 sq ft / 202.7 sq m



Lower Ground Floor

Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1020477)

Approximate Gross Internal Area = 202.7 sq m / 2182 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID7672961)

Jordanna Mancina
+44 2038923573
jordanna.mancina@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

knightfrank.co.uk

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