



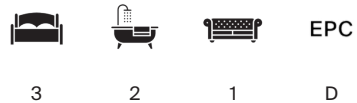
ROYAL CRESCENT

Holland Park, W11



HOLLAND PARK W11.

Stunning and extremely rare garden maisonette on Royal Crescent,
Holland Park W11.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold

Ground rent: TBC

Service charge: £TBC per annum, reviewed every TBC years, next review due TBC

Guide Price: £2,250,000



SET WITHIN ROYAL CRESCENT JUST OFF HOLLAND PARK AVENUE THIS BRIGHT AND CHARMING GARDEN MAISONETTE OFFERS THE RARE FEEL OF A COUNTRY HOME IN THE HEART OF KENSINGTON.

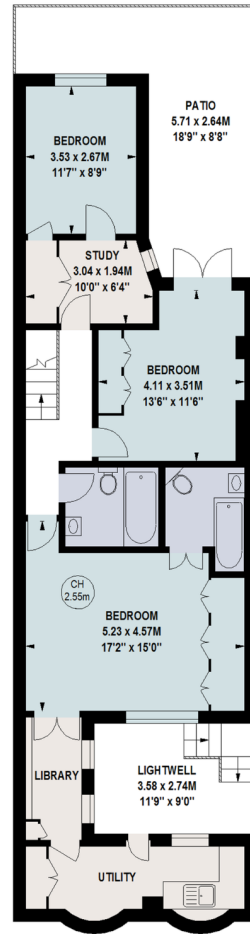
The property opens into a welcoming kitchen overlooking the extensive rear garden. The raised ground floor double reception features high ceilings French oak parquet flooring a traditional gas fireplace and period features with leafy views to both the private rear garden and the Royal Crescent communal garden. French doors open onto a balcony with direct access to the garden.

A restored Portland stone staircase leads to the lower ground floor comprising three double bedrooms and two bathrooms. The principal bedroom includes an en suite bathroom and access to additional storage and utility space while all bedrooms enjoy garden or patio outlooks. The property benefits from excellent storage throughout and a beautifully mature 83 sqm private garden offering exceptional privacy and tranquillity despite the central location.

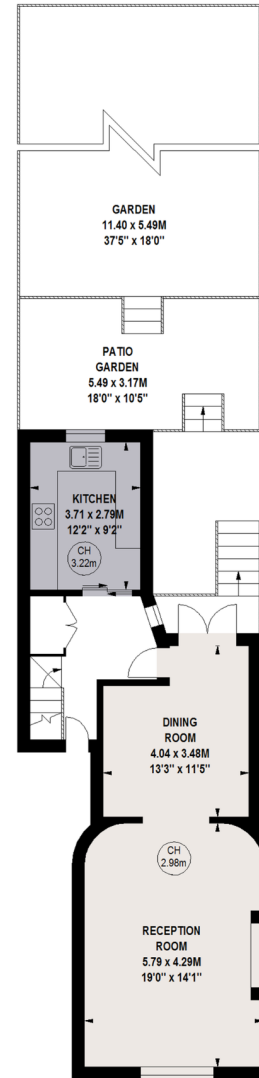








Lower Ground Floor



Raised Ground Floor

Approximate Gross Internal Area = 146.97 sq m / 1,582 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. (ID767266)

We would be delighted
to tell you more.

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