



HOLLAND PARK AVENUE



Holland Park Avenue, W11

A beautiful home with secluded private garden in the heart of Holland Park. The house is semi-detached and faces south across Campden Hill Square. The interior is exquisite with every inch carefully considered and designed to create perfectly balanced living spaces. The fitted cabinetry and furniture has been carefully curated to complement the scale and character of the property.

On the raised ground floor there is an elegant formal double reception room which accesses a fabulous terrace. The contemporary family space on the lower ground floor includes a superb open-plan kitchen and leads onto the garden, creating an easy flow between indoor and outdoor living. The garden is enhanced by a fabulous patio area for outside dining and a cedar-clad studio house which is arranged as a gym with sauna. Also on the lower level there is a guest/staff bedroom with en suite shower room and separate entrance.

























The first floor offers a superb principal bedroom suite with fabulous walk-through dressing room and decadent en suite bathroom, as well as a perfectly designed study, while on the top floor there are three additional bedrooms and a family bathroom.

The house is further enhanced by underfloor heating throughout and air conditioning in all bedrooms, providing year-round comfort.











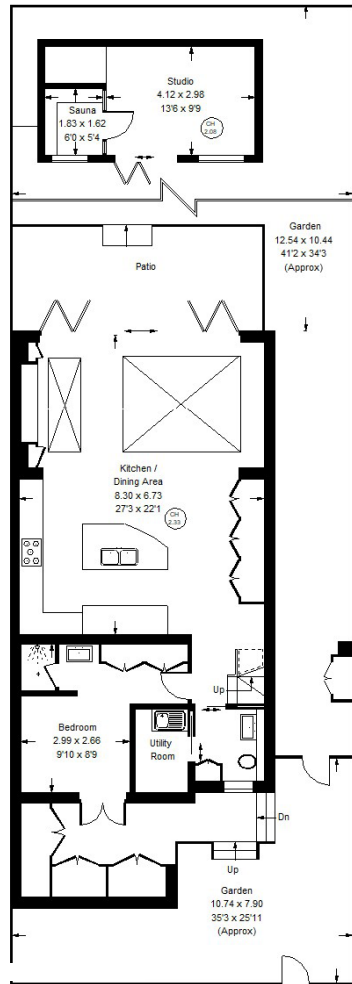


Ideally positioned just a couple of minutes' walk from the gates into Holland Park and the shops, cafés and restaurants of Notting Hill and Holland Park. Excellent transport links are nearby, with Central Line services from Holland Park Underground station providing quick access into the West End and the City, while Heathrow can be reached easily by car, making it particularly convenient for international travel.

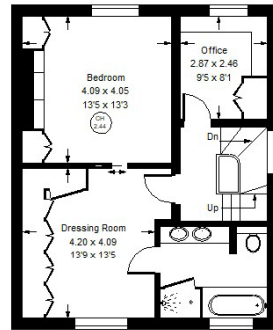
Approx. Gross Internal Area = 250.4sq m / 2695 sq ft (Including Eaves Storage)

Studio / Sauna = 17.4 sq m / 187 sq ft

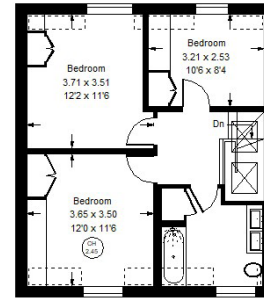
Total = 267.8 sq m / 2882 sq ft



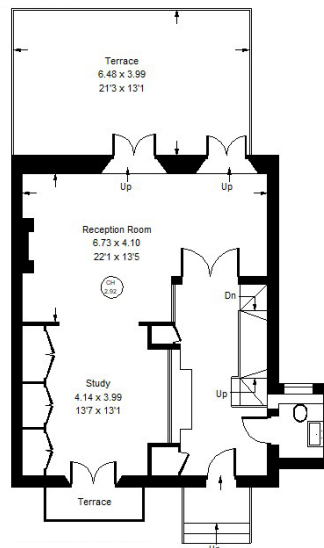
Lower Ground Floor



First Floor



Second Floor



Raised Ground Floor

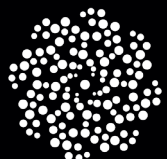
- Reduced headroom
below 1.5 m / 5'0



Holland Park Avenue, W11

Local Authority - **Royal Borough of Kensington & Chelsea**

- Approximately 2,695 sq ft arranged over four floors
- Double reception room with 3m+ ceilings and roof terrace
- Open-plan kitchen, dining and family room opening to garden
- Four bedrooms including principal suite
- Guest/staff suite on lower ground floor with separate entrance
- Study
- Utility room
- 45 ft private garden
- Cedar clad studio house with gym and sauna
- Underfloor heating throughout
- Air conditioning to all bedrooms
- Close to Notting Hill and Holland Park



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