

Flat 1

89

Holland Park W11



An exceptional lateral garden apartment offering spacious accommodation, featuring one of the best private gardens in the surrounding area – west facing and spanning 68' x 62' (20.5m x 19m). As an end-of-terrace property, it benefits from additional width, measuring approximately 18m (59ft) wide.

The property has secure gated access to its own private entrance to the main residence and a side entrance to the garden. Accommodation includes a reception room, a spacious family kitchen and dining area and a study (all with direct access to the garden) along with 3 bedrooms and bath or shower rooms plus a studio that can either be accessed internally or as a separate annex.

As part of a grand Italianate stucco-fronted villa in Holland Park, this remarkable property has superb proportions, excellent ceiling heights and expansive windows, enhancing its elegance and grandeur.

Presented in excellent order throughout, it showcases striking stone and herringbone wood flooring and includes a bespoke Smallbone kitchen and high quality marble bathrooms.



Reception Room







Above
Study

Right
Entrance Hall





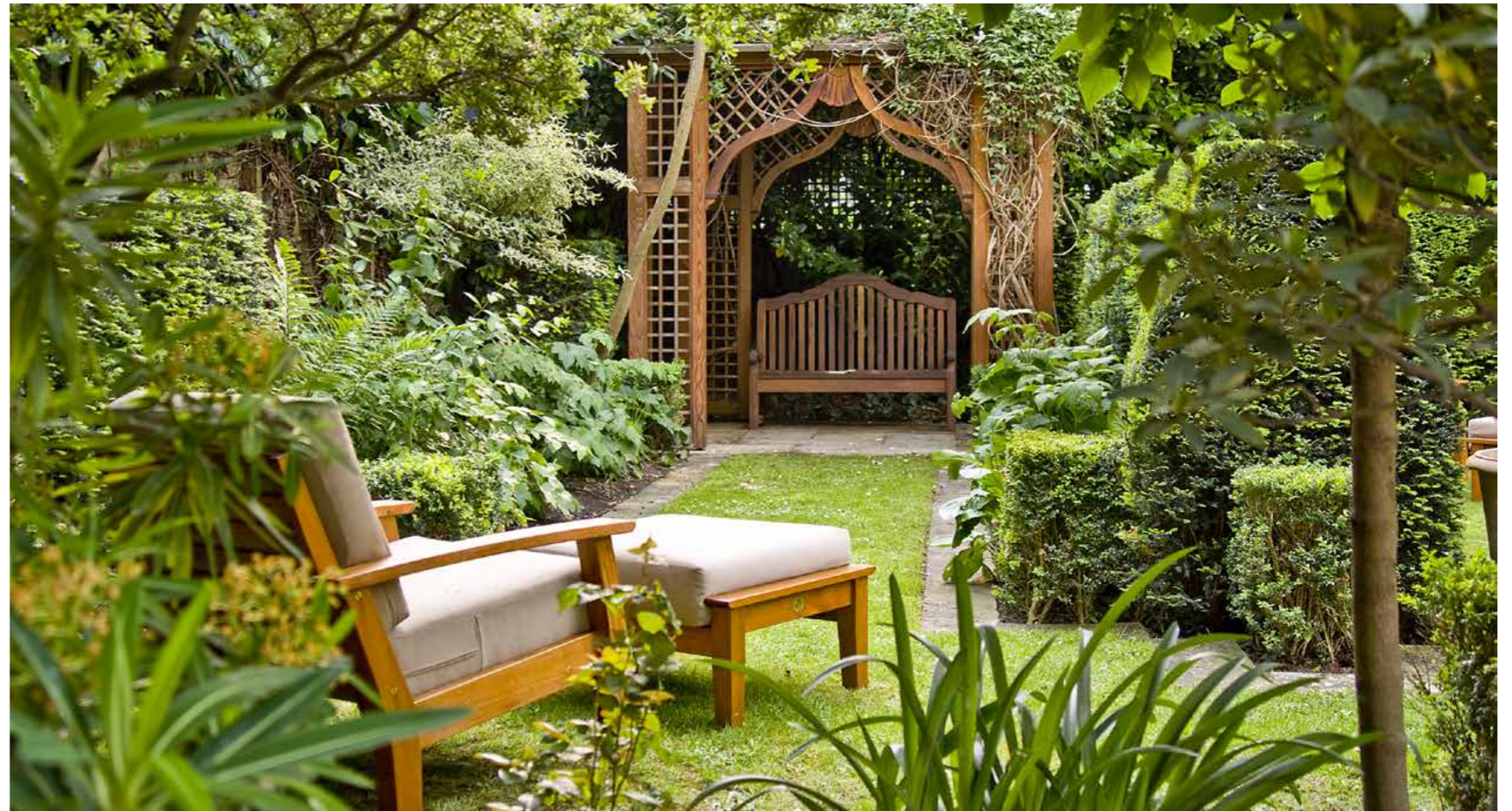
Above Left
Bedroom 2

Above
Principal En Suite

Left
Principal Bedroom



Garden





Garden Level
Gross Internal Area - 3,043 sq ft / 282.7 sq m

- Entrance Hall
- Reception Room
- Kitchen/Dining Room
- Study/Sitting Room
- Principal Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Two Further Bath/Shower Rooms
- Studio Room with Shower Room
- Guest Cloakroom
- Large Garden

The tranquil open space of Holland Park is just a stone`s throw away, whilst Holland Park Avenue, Clarendon Cross and nearby Notting Hill provide an array of shops, bars and restaurants which are all within walking distance. The neighbourhood is well connected to the West End and the City via the Central Line.



FORBES GILBERT-GREEN



TERMS

Tenure:
Leasehold 125 years from 25 March 1988,
plus share of freehold
Service charge (approx):
£9,700 year ending 31 December 2024

GUIDE PRICE

£6,250,000

LOCAL AUTHORITY

Royal Borough of Kensington & Chelsea

COUNCIL TAX

Band H

VIEWINGS STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

James Forbes:
jf@forbesgilbertgreen.com

James Gilbert-Green:
jgg@forbesgilbertgreen.com

T: +44 (0) 20 7871 7268
forbesgilbertgreen.com
1 Knightsbridge Green, London SW1X 7QA

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

Brochure by DD LONDON. www.ddlondon.com

