



Melbury Road
Holland Park, W14

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A QUIETER SIDE OF HOLLAND PARK.

Set within an attractive red-brick period building on one of Holland Park's most distinguished residential roads, this beautifully presented two-bedroom garden flat offers an appealing combination of period character, contemporary living and private outside space.

Occupying the lower ground floor and extending to approximately 1,154 sq ft (107.2 sq m), the apartment has been thoughtfully arranged to create a sense of openness and connection between its principal living spaces, while retaining the privacy and separation of its bedrooms.

At the heart of the property is an impressive reception room, with warm timber flooring, a feature fireplace and carefully integrated alcove shelving. The room is particularly attractive for its proportions and natural light, with glazed doors opening towards the garden and providing a lovely relationship between the interior and outside space.

An adjoining dining area offers ample room for entertaining, with direct access to the garden, while the separate kitchen is neatly arranged with fitted cabinetry, work surfaces and a distinctive bay-shaped layout.

The accommodation includes two well-proportioned bedrooms, both finished in a calm, neutral palette with timber flooring and attractive period-style windows. The principal bedroom is particularly generous, while the second bedroom provides flexibility for guests, family or working from home. A contemporary bathroom, finished with marble-effect tiling, completes the accommodation.

Outside, the private garden provides a welcome retreat from the surrounding city. Paved for easy maintenance and framed by established greenery, it offers space for outdoor dining, entertaining or simply enjoying a quieter moment.

What makes this apartment particularly appealing is its balance. Beautifully presented without feeling overly designed, generous without being excessive, and situated in a part of London where architecture, green space and neighbourhood character remain genuinely special.





LIGHT, SPACE &
A LITTLE TRANQUILLITY.





BEAUTIFULLY CONSIDERED



- Approx. 1,154 sq ft / 107.2 sq m
- Two Well-Proportioned Bedrooms
- Generous Reception Room
- Separate Dining Area
- Fitted Kitchen
- Contemporary Bathroom
- Additional Shower Room / WC
- Private Garden
- Direct Garden Access
- Feature Fireplace
- Timber Flooring
- Share of Freehold



AN ADDRESS WITH A STORY TO TELL.

Melbury Road is one of Holland Park's most distinguished residential addresses, celebrated for its handsome period architecture, leafy surroundings and remarkable artistic heritage. Situated within the historic Holland Park neighbourhood, the road has long been associated with some of London's most impressive private homes.

The surrounding streets form part of an area once favoured by prominent Victorian artists, architects and cultural figures. The celebrated Holland Park Circle included painters such as Frederic Leighton and G. F. Watts, whose association with the neighbourhood helped establish its enduring reputation for creativity, architecture and individuality.

Today, Holland Park remains one of west London's most desirable residential neighbourhoods, offering an unusual balance of village-like charm and central London convenience. The park itself is a particular highlight, with its woodland walks, formal gardens, Kyoto Garden and peaceful green spaces providing a welcome contrast to the surrounding city.

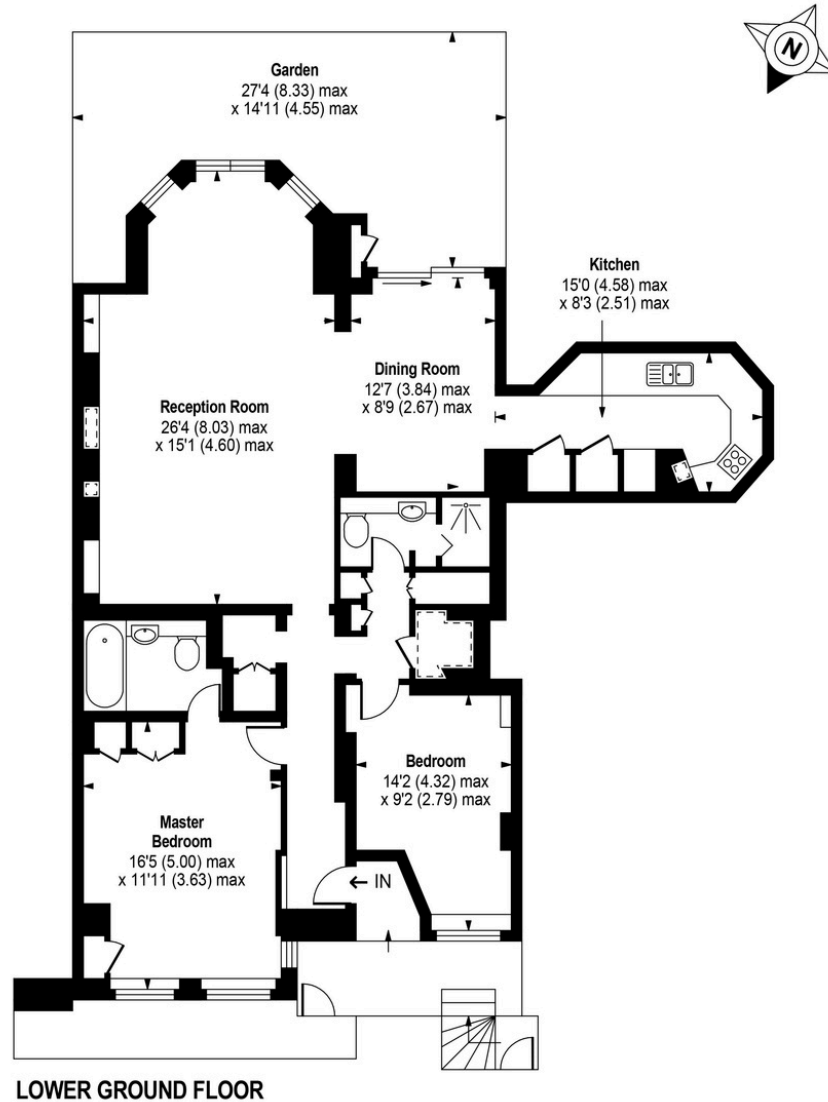
Nearby Kensington High Street offers an excellent selection of shops, restaurants and everyday amenities, while the independent boutiques, cafés and neighbourhood restaurants of Holland Park Avenue add a more local character. Notting Hill, Kensington and the boutiques of Westbourne Grove are also within easy reach.

Transport connections are excellent, with Holland Park Underground station on the Central line and Kensington High Street's wider transport links providing convenient access across London.



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APPROX. GROSS INTERNAL FLOOR AREA 1154 SQ FT / 107.2 SQ METRES



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