



# HOLLAND PARK VILLAS

LONDON W8



MARK TUNSTALL  
PROPERTY



APPROX. GROSS INTERNAL AREA\*  
2286 Ft<sup>2</sup> - 212.37 M<sup>2</sup>

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



SECOND FLOOR

Hidden from the clamour of the capital, Holland Park Villas is an exceptional new gated development adjacent to Holland Park comprised of seventy two apartments set within a landscape of exquisite woodland walks and secluded courtyard gardens. This immaculate second floor 3 bedroom lateral unit offers 2,266 sq ft (211 sq m) of superb living and entertaining accommodation with an abundance of natural light. The south-facing reception room boasts exceptional volume and a balcony overlooking gardens and leads into a fully fitted Bulthaup kitchen with Miele appliances, whilst three bedroom suites all benefit from ample storage. The apartment further benefits from comfort cooling, under floor heating, an underground parking space and a private storage unit.

Residents of Holland Park Villas have access to a 24-hour concierge service and round the clock security, as well as the extensive amenities, which include a club room, cinema, business suite, library, wine cellar and a catering kitchen. Bodyism, the world's first full spectrum health and wellness company, exclusively manages the fully equipped gymnasium, 20 metre swimming pool with Jacuzzi and luxury spa with treatment rooms.

Holland Park Villas is quietly situated on Campden Hill, midway between Kensington High Street and Notting Hill Gate, both of which offer excellent shopping and transport links. The boutiques and cafes of Westbourne Grove in Notting Hill are within walking distance, as are a number of the area's most highly regarded schools, and the open space of Holland Park is literally on the doorstep.

Furnished

Viewing strictly by appointment with Mark Tunstall Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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