

Somerset House

HOLLAND PARK W14





A refurbished detached family house on a private Holland Park street



Arranged over several floors and finished to an exacting standard, the house is centred around a striking architectural lift serving every level, integrating practicality with considered design. The accommodation offers a measured balance between formal entertaining and family living. A substantial reception room of impressive volume sits alongside a carefully appointed kitchen and dining area, creating strong connectivity between spaces. Additional reception rooms and a generous study or library provide flexibility for modern living.

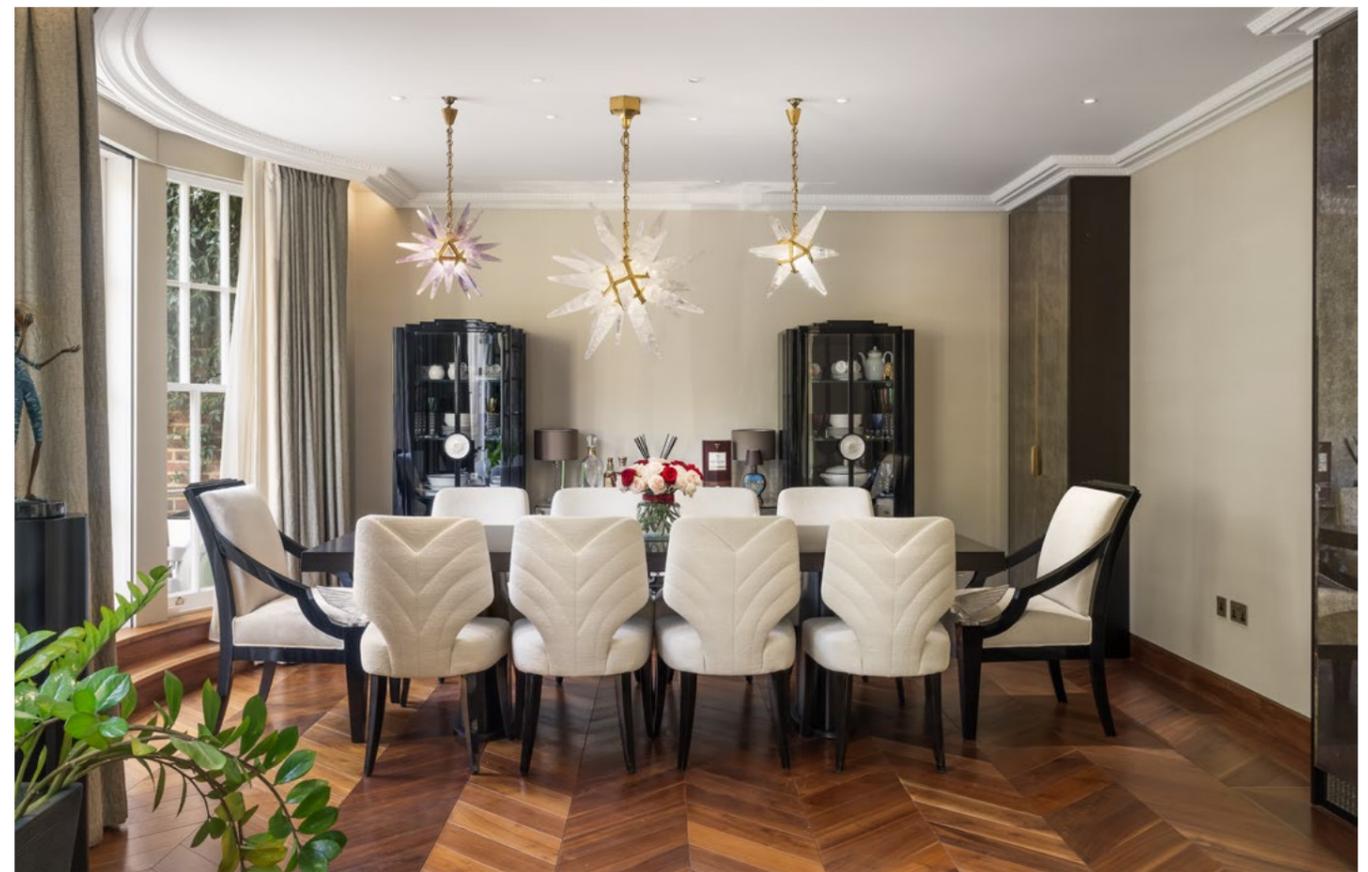
The lower ground floor is dedicated to leisure, incorporating a cinema room with notable ceiling height, treatment room, sauna and supporting ancillary areas. Bedroom accommodation comprises a principal suite and three further bedrooms, all proportioned with bespoke wardrobe space and thoughtful detailing throughout.



Discreetly positioned on one of Holland Park's most private streets, this meticulously refurbished family house presents an imposing yet refined façade. The property extends to approximately 6,357 sq ft and benefits from a landscaped garden designed to provide privacy and usable outdoor space for entertaining. A secure garage and valuable off-street parking enhance both convenience and security, an uncommon advantage in this location.

Key Features

- Garage
- Off-street parking
- Lift
- Sauna
- Treatment room
- Cinema room
- Architectural lift serving every level
- Landscaped private garden
- Turnkey condition





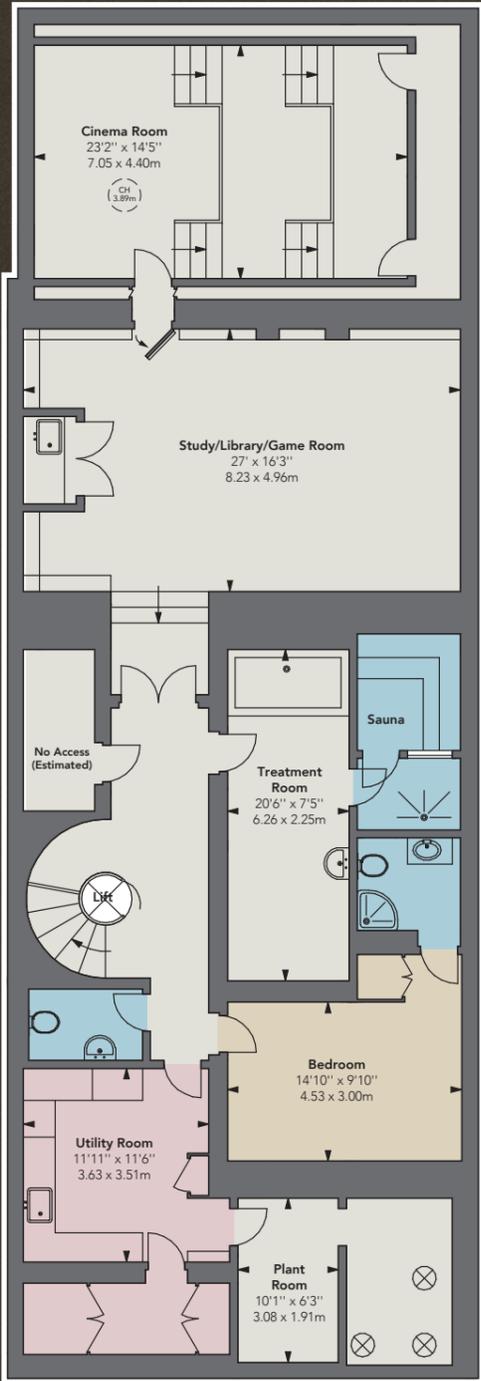
Location

Somerset Square is a quiet enclave moments from Holland Park itself, offering access to open green space in one of West London's most established neighbourhoods. Kensington High Street is within easy reach, providing a broad selection of shops, cafés and restaurants. Transport connections include Holland Park Underground Station (Central Line) and High Street Kensington (Circle and District lines), ensuring straightforward access to the West End, the City and beyond.

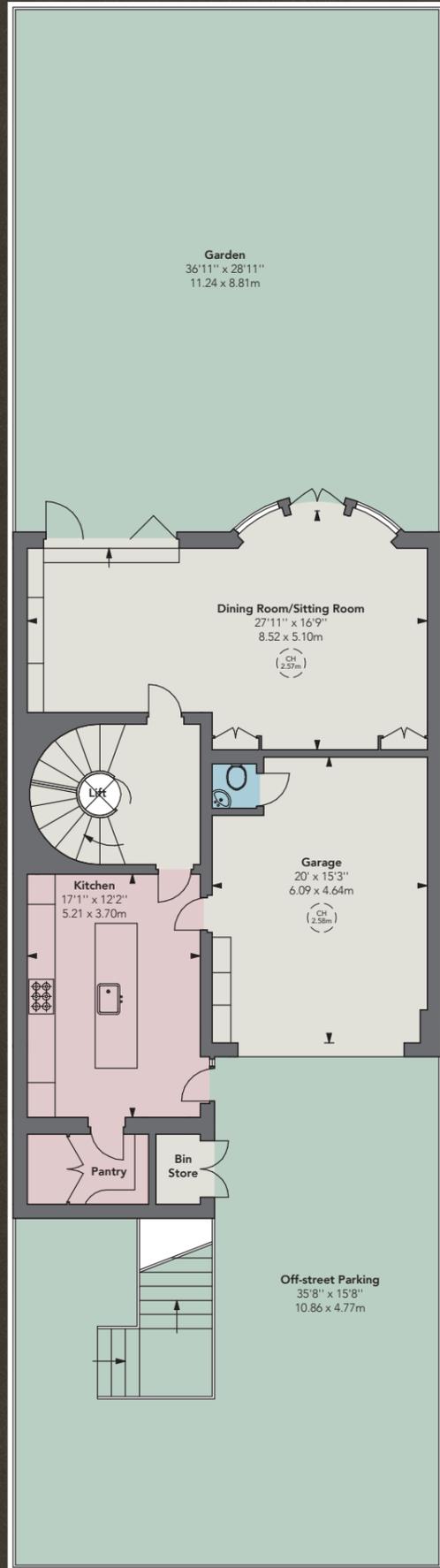
Terms

Asking price £12,950,000	Tenure Freehold	Local Authority Kensington and Chelsea	Council tax Band H	EPC Rating B
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Basement



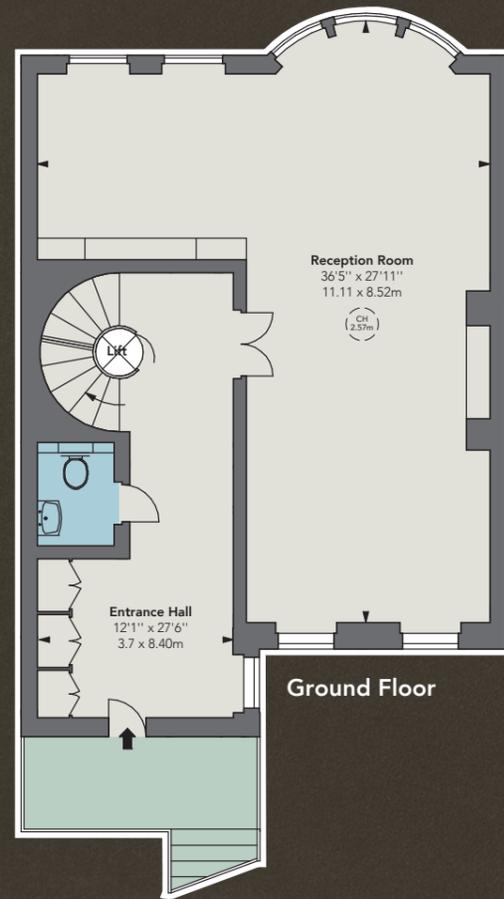
Lower Ground Floor

Approximate Gross Internal Area
6,257 sq ft / 590.66 sq m
excluding bin store

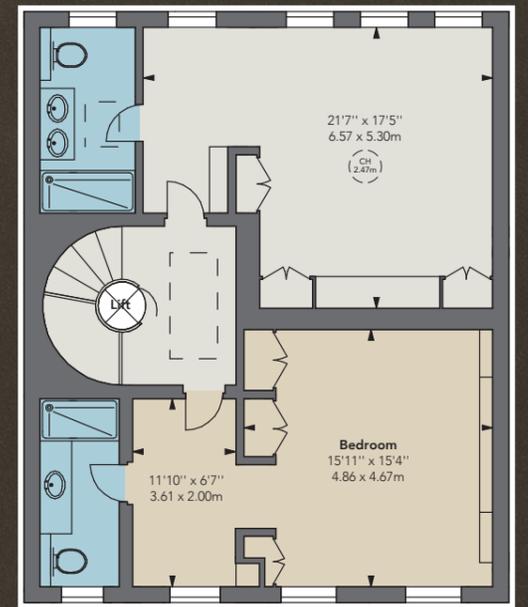
Approximate Bin Store Area
19 sq ft / 1.8 sq m

Total Approximate Bin Store Area
6,377 sq ft / 592.46 sq m

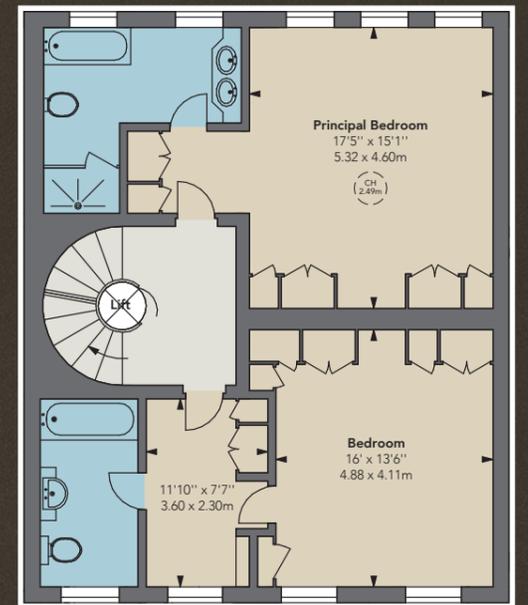
CH: Ceiling height
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Ground Floor



Second Floor



First Floor



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