






## NAPIER PLACE

Holland Park W14



## A CHARMING THREE BEDROOM MEWS HOUSE

Situated on a peaceful cobbled street moments from the amenities of Holland Park, this attractive mews house offers thoughtfully designed accommodation arranged over two floors, featuring balanced proportions and excellent natural light.

   EPC  
3 2 2 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Freehold

Guide Price: £2,750,000



## APPROXIMATELY 1,800 SQ FT

The ground floor is particularly wide and is centred around a superb open-plan reception and modern fitted kitchen extending to over 2 ft, with windows on both sides flooding the space with natural light.

Upstairs, the impressive principal bedroom spans the width of the house and features fitted wardrobes and a beautifully appointed en suite bathroom. Two further bedrooms, both with fitted wardrobes, share a family bathroom and offer excellent versatility for guests, family, or home working. The design maximises space and light, with every room carefully considered for practicality and comfort. The basement of the house has been converted to provide an impressive further reception/media room, utility room and guest WC.

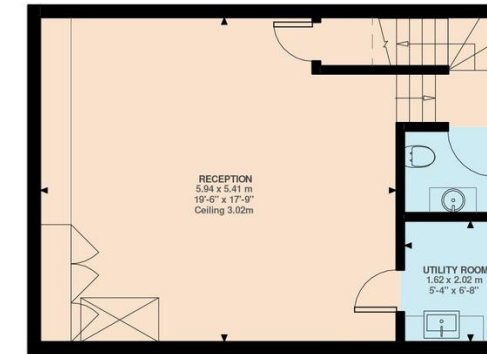
Napier Place is a cul-de-sac cobbled mews within the Royal Borough of Kensington and Chelsea, accessed from either Holland Road or Napier Road.



**Napier Place, W14**

Approximate Gross Internal Area  
**167.66 SQ.M / 1805 SQ.FT**

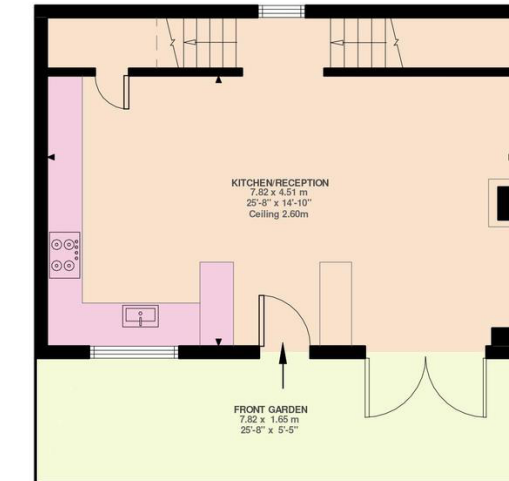
KEY: CH = Ceiling Height  
 [Restricted Head Height]



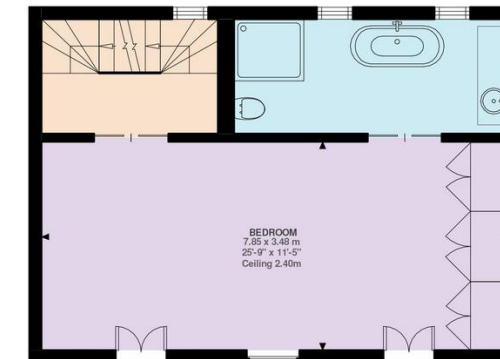
Lower Ground Floor  
 448 ft²



Second Floor  
 424 ft²



Ground Floor  
 464 ft²



First Floor  
 469 ft²

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 167.66 sq m / 1805 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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