



Holland Street  
Kensington, W8

CHESTERTONS









A beautifully presented three-bedroom house situated on one of Kensington's most desired streets benefitting from a front garden and rear terrace.

The property is filled with excellent natural light throughout and has been thoughtfully arranged to provide superb open-plan entertaining space. The house has a wonderful blend of design that does justice to house's history. With links to the notable WWI correspondent Sir Philip Gibbs and potentially the illustrator of Paddington Bear.

The house is ideally configured with the upper floors comprising three excellent bedrooms alongside a separate study, perfectly suited for home working or additional flexible use. The principal bedroom suite is a standout feature, benefiting from a walk-in wardrobe and a well-appointed en suite bathroom. The remaining bedrooms are served by an additional bathroom.

Holland Street is ideally located in between Notting Hill and High Street Kensington, benefitting from excellent transport links, two major parks, local boutiques and coffee shops

- Three bedrooms
- Front garden
- Rear terrace
- Walk in wardrobe
- Excellent natural light

Asking Price £3,000,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

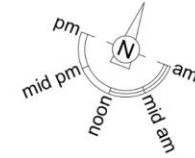
**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** H

**Chestertons Kensington Sales**

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# Holland Street, W8

Approximate Area = 1576 sq ft / 146.4 sq m  
Including Limited Use Area (14 sq ft / 1.3 sq m)



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. (ID1267193)

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