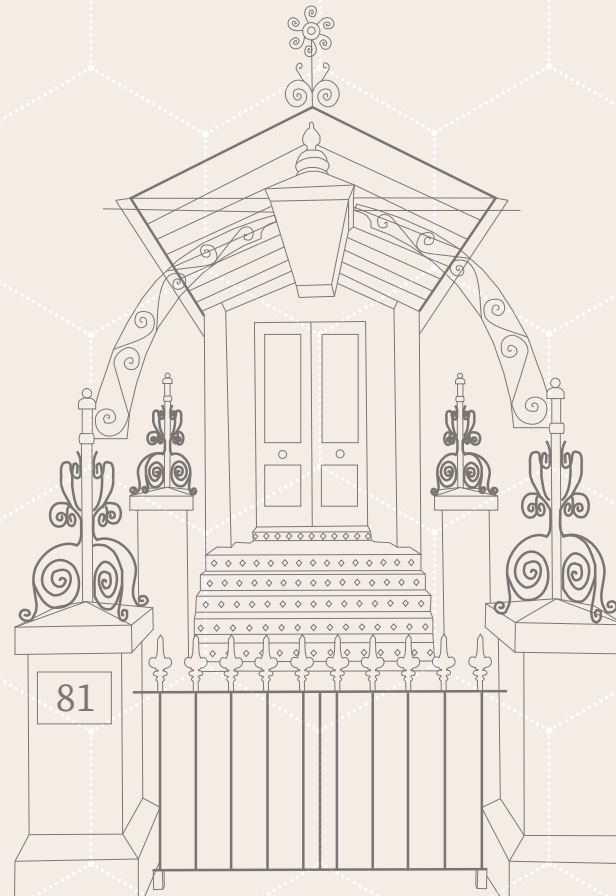


Holland Park

LONDON

W11



ARGUABLY THE LARGEST FIRST FLOOR APARTMENT IN HOLLAND PARK... THIS SENSATIONAL FLAT IS BIGGER THAN MOST HOUSES YET IS ARRANGED OVER ONLY ONE FLOOR, WITH HIGH CEILINGS, AND IT IS SET WITHIN A COMPLETELY REDEVELOPED, GRADE II LISTED VILLA WITH CONCIERGE AND A CODE OPERATED LIFT WHICH OPENS DIRECTLY INTO THE FLAT.

The flat has been interior designed by Hill House Interiors to provide a faultless blend of modern classicism with 21st century technology and it has wonderful entertaining space with a large drawing room flowing via an elegant dining area to a large family kitchen.

Throughout there are hardwood Wenge floors, architraves and doors lending a feeling of rich splendour and the designer kitchen is tastefully arranged to provide a family space as well as being a striking focal point to the space.

The principal bedroom suite alone occupies a staggering 1,200 /ft2 with the bedroom at the quiet back of the building. This room has views, through three double French windows of the gardens along the terrace of houses and over towards the tennis club, meaning that the aspect is incredibly tranquil and verdant. Here there is also a large, fitted dressing room, bathroom, and a study.

There are a further two, very large, bedroom suites along with a family bathroom and a guest cloakroom completing this timelessly presented apartment and there are extensive windows to all three sides providing a rare triple aspect with the consequent sense of light and openness to all rooms.









81 Holland Park was once the renowned Halcyon Hotel which was completely redeveloped in 2007 and the designers took the decision to build unusually large flats and with bright contemporary common hallways, glass passenger lifts and with friendly 24-hour concierge this is one of the most popular addresses in Holland Park.

The white stucco villas of Holland Park were built on land leased from Lord Holland by the Radford Brothers and were designed for the wealthy merchants and professionals of the mid-19th century. Today these houses and apartments are as popular as ever and are perfectly positioned within minutes of Holland Park itself with its 60 acres of parkland.

81 Holland Park also has proximity to the restaurants, food shops and coffee bars of Holland Park Avenue as well as those on nearby High Street Kensington. Westfields shopping centre is shopping centre is approximately a mile away and for transport there is nearby Holland Park underground station (Central Line) along with the Overground links at nearby Shepherd's Bush Station.

TERMS

- | Guide Price: £8,950, 000
- | Tenure: Share of freehold
- | Lease: 999 years from 2007
- | Service Charge: There is a biannual service charge of approximately £9,745 with £2,580 going to the reserve fund
- | Local Authority: The Royal Borough of Kensington & Chelsea

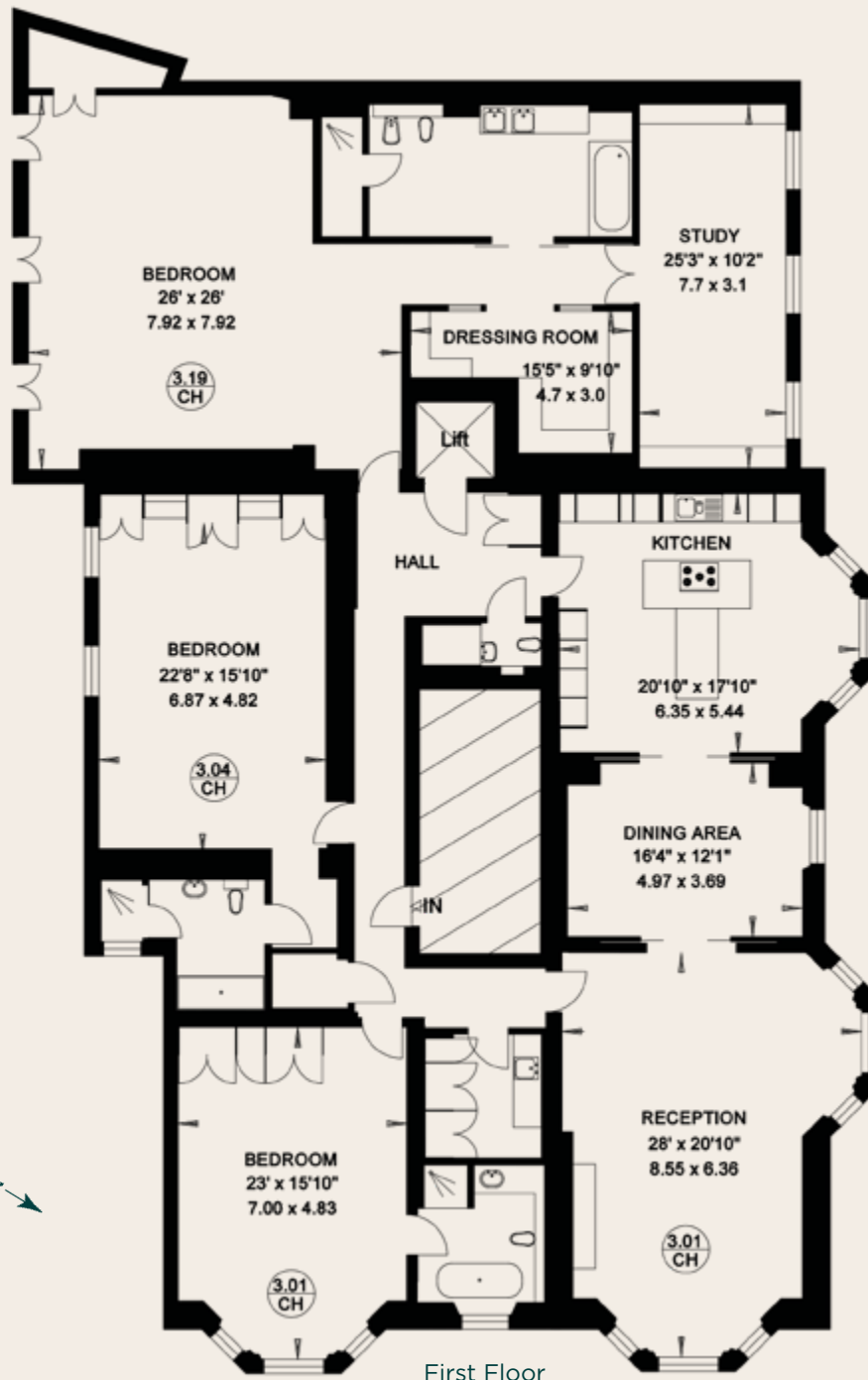




APPROX. GROSS INTERNAL AREA
3,920 SQ FT - 364 SQ M
(EXCLUDING LIFT & COMMON AREA)

Maskells

Kensington and
Notting Hill Office
105 Kensington Church Street
W8 7ln
020 7887 2532



We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.