



## Holland Park Villas, 6 Campden Hill, London

0.1 mile from Holland Park | 24-hour concierge and security | Two allocated parking spaces and a storage unit | Hotel style facilities designed and managed by Bodyism. Includes gym, 20m pool, sauna and steam room, boxing and table tennis room, massage room, cinema and therapy rooms | South facing aspect | Plenty of storage: spacious built-in wardrobes | Separate kitchen with top-of-the-line Miele appliances | A complete refurbishment completed 4 years ago and maintained as new | Underfloor heating and air-conditioning. Sound system throughout | Separate Utility room

**Asking Price: £13,300,000**





# Holland Park Villas, 6 Campden Hill, London

## DESCRIPTION

Are you looking for a dream property? This luxurious 5-bedroom home offers the perfect balance between stylish and practical living. With its south-facing aspect, you can enjoy stunning sunsets and natural light. Spend quality time with your family in the open plan living and dining area with a feature fireplace or the fully fitted kitchen that includes integrated Miele appliances for all your entertainment needs. This home is light and airy with underfloor heating, and air-conditioning, with two built-in safes and a sound system throughout. The residents have access to hotel-style facilities - gym, designed and managed by Bodyism, 20m swimming pool, sauna, steam room, cinema room, boxing room and therapy room. Plus, a 24-hour concierge and security staff ensure the safety of everyone in the building. Included in the sale are two allocated parking spaces in the underground parking and a separate storage unit. The convenience of city living is yours with the peace and quiet of a popular residential area. This property is situated in the heart of Holland Park and offers easy access to Holland Park, Notting Hill Gate station and High Street Kensington, all within approx. 10 minutes walk. You'll also find some great restaurants nearby; The Ivy, Maggie Jones, Megan's, Balans, and Steak and Company, to name a few. Families with children will appreciate the proximity of nearby universities and schools. Holland Park School (492 ft) Thomas Kensington (0.9 miles) Imperial College London (1.1 miles) Boston University Crofton (1.1 miles) St James Senior Girls' School and preparatory school (1.1 miles) St Paul's Girls' School (1.5 miles) Kensington Wade (2.1 miles) Eaton House Belgravia School (2.6 miles) The properties are rarely available in this sought-after development – contact us today!







**Holland Park Villas**  
Approximate gross internal area  
3648 sq ft / 339 sq m

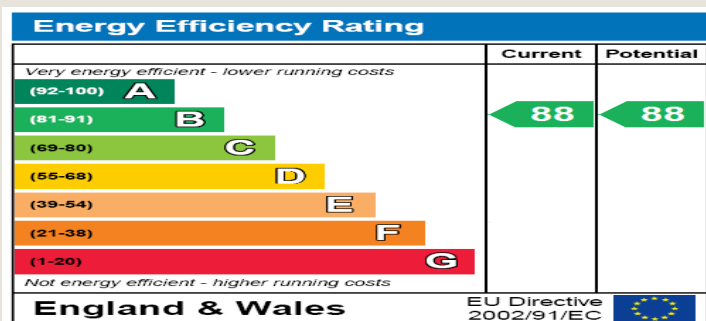


Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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