



## **RUSSELL SIMPSON**

Exceptionally large lateral flat in  
unique Holland Park location

HOLLANDGREEN PLACE  
KENSINGTON W8

# Hollandgreen Place

Sold

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>4,263 <small>SQ FT</small></div> <div>396 <small>SQM</small></div>	<div>OUTDOOR</div> <div>309 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>988 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>£4,000 <small>P/Y</small></div>	<div>SERVICE CHARGE</div> <div>£92,852 <small>P/Y</small></div>



## The Property

Four bedroom flat with spectacular parkland views and immaculate interiors, a large terrace as well as swimming pool access & parking.





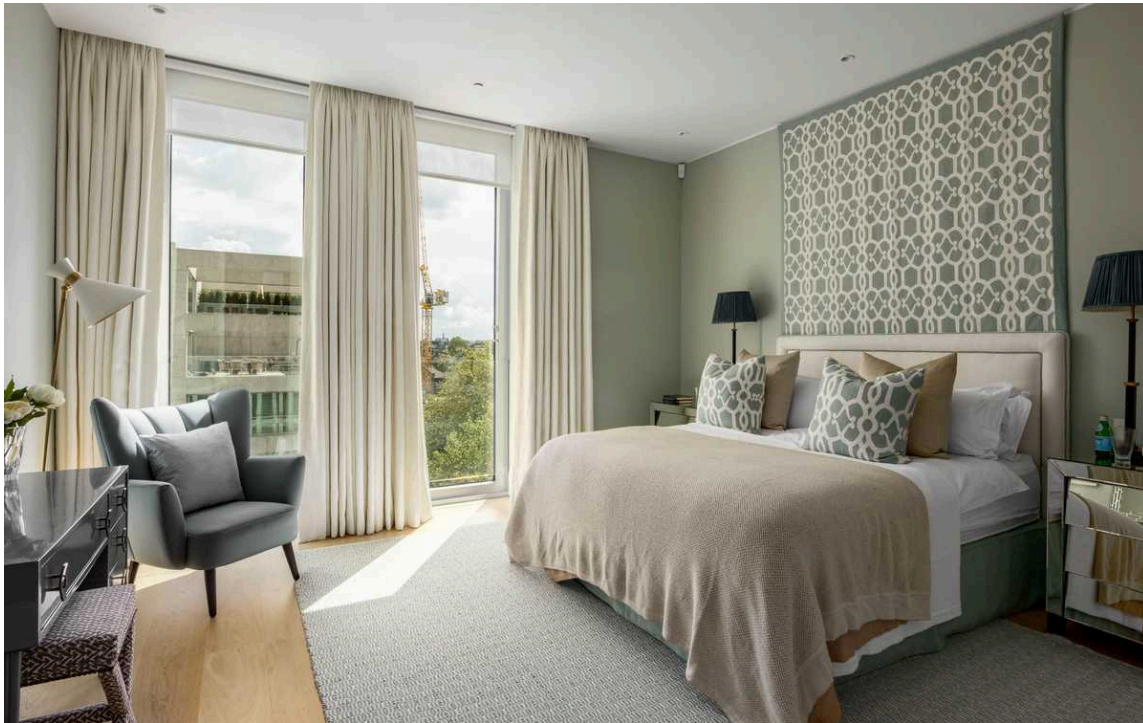


## Indoor Spaces

The flat is positioned on the sixth floor, providing sublime views and rooms filled with light. Occupying half of this floor, this allows for a highly unusual lateral layout.

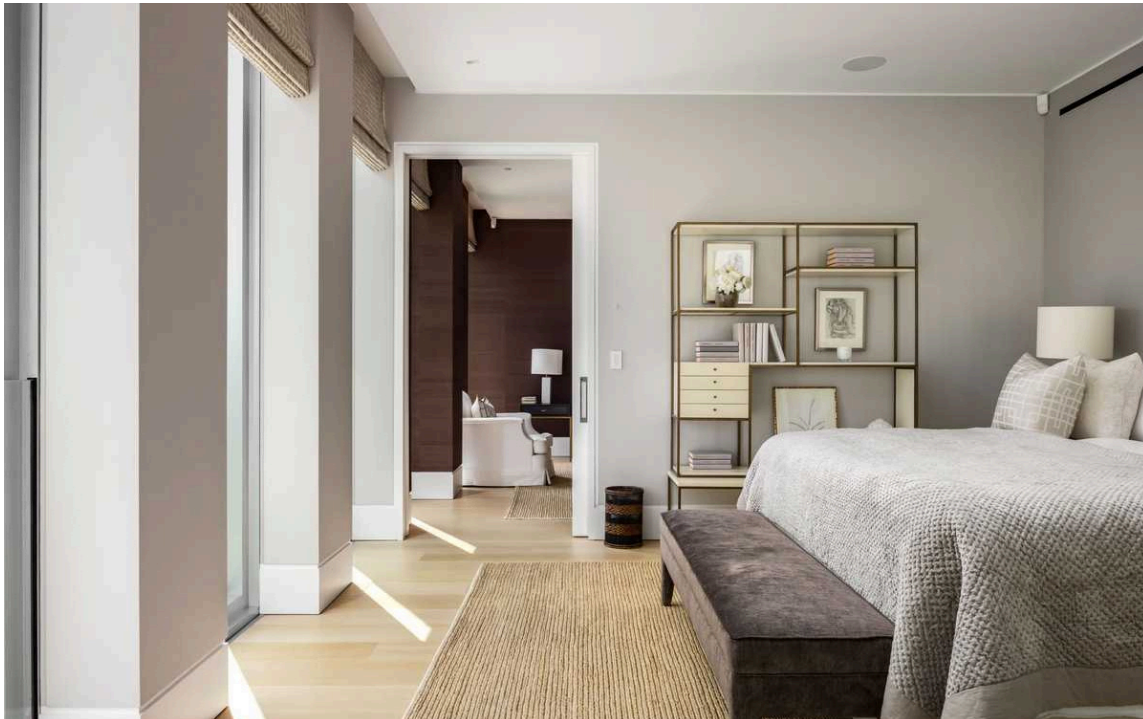
A central hallway connects the main rooms of the flat. On one side is a generous reception room, consisting of an open-plan kitchen with a breakfast bar island, as well as a formal dining area and drawing room. This room communicates with a less formal reception room, and both spaces include sliding glass doors opening on terraces. This half of the flat also contains a guest cloakroom along with a large laundry room accessed via the kitchen.





## The Bedrooms

The centre of the flat includes a pair of bedrooms with ensuite bathrooms, both benefitting from considerable inbuilt storage. A third bedroom forms a private suite, with a spacious bathroom and a walk-in wardrobe. Finally, the principal bedroom includes a generous walk-in wardrobe, an ensuite bathroom with bath and shower, and a well-proportioned study.





## Details



Hollandgreen Place is an award-winning development designed by OMA and built from Portland Stone. Founded on the site of the former Commonwealth Institute, three modern buildings surround the old exhibition building, which now houses the Design Museum.

The internal configuration was designed by the celebrated designer Anthony Collett and finished to the highest level with interior design by Emily Todhunter of Todhunter Earle Interiors. This tasteful but restrained aesthetic helps to emphasise the views in this unique location. What's more, the floorto-ceiling windows and the Holland Park setting add to the sense of space.



## Outdoor Spaces

The property benefits from several terraces. The largest of these is open to the west, with ample space for outdoor dining. Along with further terracing off this entertaining space, there are views over the Design Museum, with Holland Park beyond.







## The Neighbourhood

The development includes first-rate amenities, with a shared swimming pool, a sauna, a steam room, a spa, a gym, a private cinema and a children's playroom. A 24-hour concierge service is also available.

The property is exceptionally well located. Kensington High Street is a short walk away, with its range of celebrated restaurants and shops, as well as an underground station. Holland Park is on the doorstep, while Kensington Gardens and Hyde Park are also close. The neighbourhood is also well served with excellent local schools.



# Hollandgreen Place, Kensington High Street, W8

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## Approximate Internal Area

4,263 sq ft / 396 sq m

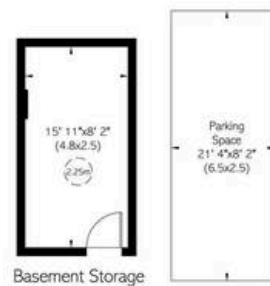
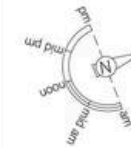
## Excluding Basement Storage

129 Sq ft / 12 Sq m

## Outside Area

309 Sq ft / 29 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.



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