



RUSSELL SIMPSON

Exceptionally wide six bedroom
townhouse with large garden and
off-street parking

MELBURY ROAD
HOLLAND PARK W14

Melbury Road

£12,250,000

BEDROOMS 6	INTERNAL 4,301 SQ FT 399 SQM	OUTDOOR 3,118 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 5		EPC D	TENURE Freehold



The Property

Magnificent family home with spacious interiors on a historic and sought-after street.

Stepping into the house on the raised ground floor, the front door leads into an impressive staircase hall. Beyond is a formal drawing room occupying the entire width of the house, with a bow window offering beautiful garden views.





Grand Dining Room

This floor also contains a dining room, and both rooms feature high ceilings, marble fireplaces, and classical decorative details, creating a sense of splendour.



Entertaining Spaces

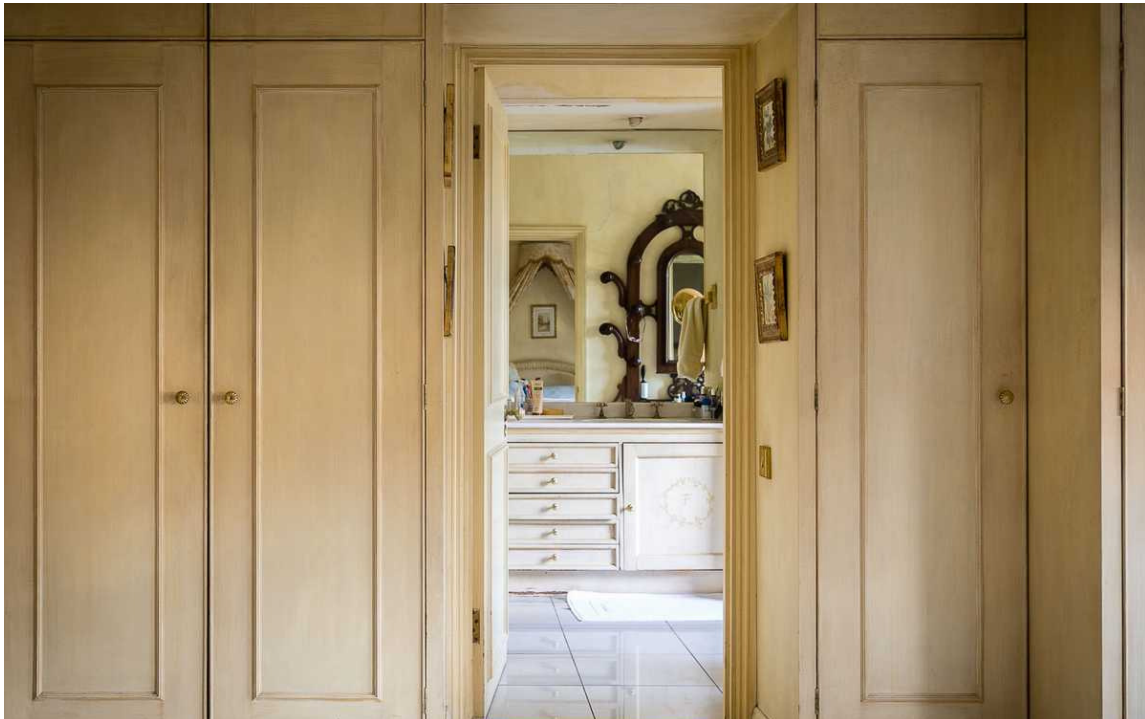
The lower ground floor offers an open-plan kitchen that communicates with the informal family room, with a French door offering access to the garden. This floor also contains an ensuite bedroom, a utility room, and a door to the garage.





The Bedrooms

The principal bedroom is found on the first floor, with an ensuite bathroom and inbuilt storage. This floor contains another bedroom, also ensuite, while the second floor offers three more bedrooms and two more bathrooms, one of them ensuite.





The Design

The house is decorated in a traditional style to suit the historic location. However, this wide and spacious property has the potential to be reimagined for new owners.



Outdoor Spaces

The house includes a large garden with a paved seating area, a lawn and planted flowerbeds. There is also a front drive and a garage providing plenty of space for off-street parking.



The Neighbourhood

Melbury Road is a historic street in Holland Park. Many of its red brick Victorian houses and villas were owned by the 'Holland Park Circle', a well-known group of nineteenth-century artists. Its members included the architect William Burges, the sculptors Hamo Thornycroft and George Frederick Watts, and the painter Sir Frederick Leighton.

From here, the open spaces of Holland Park are close. In addition, the restaurants, shops and transport links of Kensington High Street are within easy reach. Kensington Olympia station is also in walking distance.

Melbury Road,
W14

Approx Gross Internal Area
4,301 sq ft / 400 sq m

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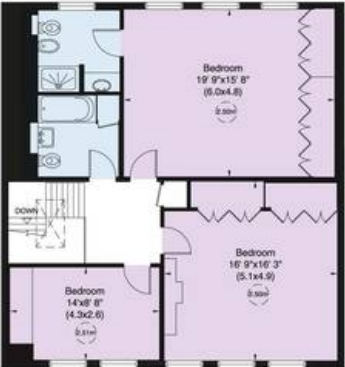
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



LOWER GROUND FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**RUSSELL
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Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk