



## **RUSSELL SIMPSON**

Elegant one-bedroom flat with two balconies to rent on a prestigious street near Holland Park

HOLLAND PARK  
HOLLAND PARK W11

# Holland Park

£980 P/W

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>641 <small>SQ FT</small></div> <div>59 <small>SQM</small></div>	<div>OUTDOOR</div> <div>44 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>RBKC, G</div>



## The Property

Newly refurbished property on a historic and sought-after street of grand white stucco villas

Stepping into the flat on the second floor, the front hall leads into a well-proportioned reception room. As well as space for dining and seating areas, this room has a pair of south-facing French doors opening onto a balcony. Next door is a convenient fitted kitchen.

The other side of the flat features a bedroom with inbuilt wardrobes and full-length windows opening onto another balcony. Next door is a new bathroom, while there is further storage space in the hallways.

The flat is decorated in a restrained fashion, with a neutral colour scheme adding to the sense of light and space. It has been recently refurbished and is presented in delightful condition.

The flat includes front and rear balconies. The rear, south-facing balcony has views over the charming houses of Holland Park Mews.



img 1

Living Room

img 2

Picture No. 03

# The Neighbourhood

The flat is part of a double-fronted stucco townhouse with a lift built in the mid-Victorian era. These grand villas were constructed between 1860 and 1880 by the brothers William and Francis Radford. Early residents of the street included aristocrats and statesmen, as well as prominent engineers, politicians and lawyers.

From here, Holland Park underground station is a few moments' walk away, while the restaurants and shops of Notting Hill are also nearby. In addition, the open spaces of Holland Park are close.

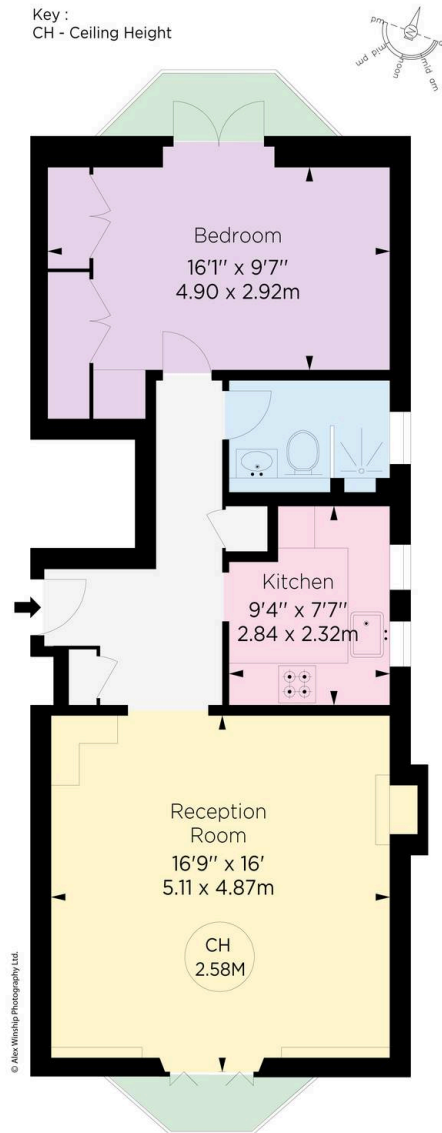
# Holland Park, W11

**Approx. gross internal area**  
641 sq ft / 59.6 sq m

**Approx. gross outdoor area**  
45 sq ft / 4.25 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.



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