

HOLLAND STREET, W8
£4,450,000



WILFORDS
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2,575 SQ FT / 239 SQ M | 3 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS | FREEHOLD

An incredible Grade II Listed townhouse that has seen Kensington change beyond recognition from village to one of the most sought-after areas in prime central London. Once the village home of a builder working on the construction of nearby Kensington Palace, this trophy property in a prime location dates back to 1710.

Beautifully appointed throughout, the house has a distinctly Gustavian feel, its woodwork in shades of grey, its floorboards bleached, and its simple 18th-century aesthetic reminiscent of that pared-back version of neoclassicism that Sweden's King Gustav III. Simple, and neat as a pin – there are no untidy corners.

Panelling throughout the house has been painted in a special mix, applied such that it looks like original paint that was worn and weathered with time. Colours were chosen after much discussion.

The property has ample living rooms including a charming first-floor drawing room with three windows onto the street. A ground floor dining room, study and a generous family room located in a modern rear glazed extension commissioned by Oliver Perceval. The principal bedroom is located on the second floor and includes a dressing room and en suite bathroom. Stone steps lead to a large, decked roof terrace to the rear of the house.

Holland Street is a sought after quiet and attractive street located off Kensington Church Street and close to the many shops, restaurants and transport links of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.



Approximate Area = 239.1 sq m / 2574 sq ft
Including Limited Use Area / Vault (11.2 sq m / 120 sq ft)



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

Floor plan for identification purposes only - not to scale

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This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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