



Holland Park Road  
London, W14

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A stunning 5-bedroom studio house with an exceptional studio reception room looking onto a beautiful garden.

The area immediately in front of the house belongs to the current owners and they have parked one car here during their ownership. In addition there is on street resident's parking.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,924 SQ FT**



**OFFERS IN EXCESS  
£6,000,000**



**OFF STREET PARKING**



### The property

This exceptional Grade II listed studio house is part of a collection of 6 studio houses designed by the 1880's architect George Aitchison, accessible through an archway onto a private road. The house is beautifully presented with five bedrooms, a very spacious ground floor comprising a kitchen breakfast room, a sitting room and a separate dining room, all with fabulous proportions. In addition there is an incredible studio reception room on the first floor, with French doors opening onto a terrace.

### Location

Holland Park Road is situated in a conservation area just off Melbury Road and therefore benefits from the shopping and transport facilities of both Kensington High Street and Holland Park Avenue. Holland Park is nearby.







## Floorplans

Gross internal area 2,924 sq ft (271.64 sq m)  
 excluding void and attic  
 Attic 228 sq ft (21.18 sq m)  
 Total 3,152 sq ft (292.82 sq m)  
 For identification purposes only.

## General

Tenure: Freehold  
 Local Authority: The Royal Borough of Kensington and Chelsea  
 Council Tax: Band H  
 EPC Rating: D  
 Parking: On street resident's parking  
 Broadband: Available



## Kensington

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