

Carmel Court, Holland Street, London W8



# A rare contemporary house for sale in **Kensington**

The house was substantially rebuilt recently and the result is well-balanced and exceptionally bright accommodation over three floors only.

Entered through its own decked terrace area, the house has superb open-plan living space as you come in, with a double-height atrium. This includes a generous reception area and kitchen/dining space. At first floor level are two large double-bedroom suites and a gallery overlooking the main living area.



**Guide price:** £5,450,000

**Tenure:** Available freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H











On the lower floor is a media room, temperature-controlled walk-in wine cellar and three further double-bedroom suites, two of which have large sliding glass doors onto an attractive decked courtyard. One of the bedrooms is currently used as a gym and has a sauna and a steam room. The house has full air-conditioning, underfloor heating and a multi-room audio-visual system.

## Location

Carmel Court is a secluded mews-style lane off Holland Street in the Kensington conservation area yet is close to both Kensington High Street and Notting Hill. The area offers a wide range of shops, cafes and restaurants. Holland Park and Kensington Gardens are a short walk away. The nearest underground station is High Street Kensington (District and Circle Lines). Notting Hill Gate (Central Line) is also within easy reach.



## Carmel Court, W8

APPROX. GROSS INTERNAL AREA \*  
3094 Sq Ft - 287.57 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Particulars dated December 2023. Photographs and videos dated December 2023.

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