

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.

Knight Frank

Kensington

52-56 Kensington Church

Street

W8 4DB

knightfrank.co.uk

I would be delighted to tell you more

James Pace

020 7361 0182

james.pace@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.