



# Holland Villas Road

HOLLAND PARK W14





An outstanding and beautifully presented six bedroom double fronted Victorian villa set behind a gated carriage driveway.

This impressive family house is arranged over only four floors and offers excellent entertaining space, including a large drawing room with access onto a west-facing terrace, with steps down to a large, mature and private west-facing garden. In addition the house has off-street parking for a number of cars.

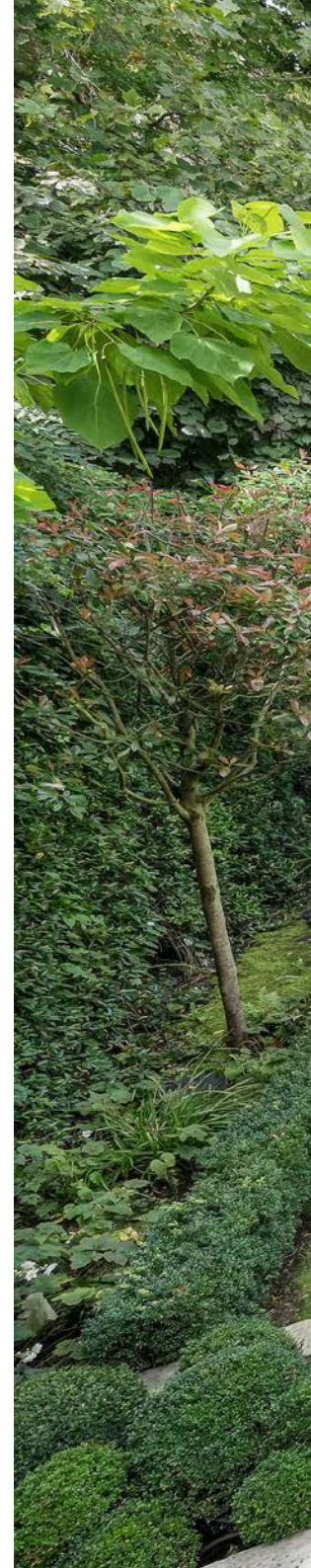


Holland Villas Road is well situated close to the shopping and transport facilities of Holland Park, Kensington High Street and Notting Hill Gate as well as having the open spaces of Holland Park nearby.

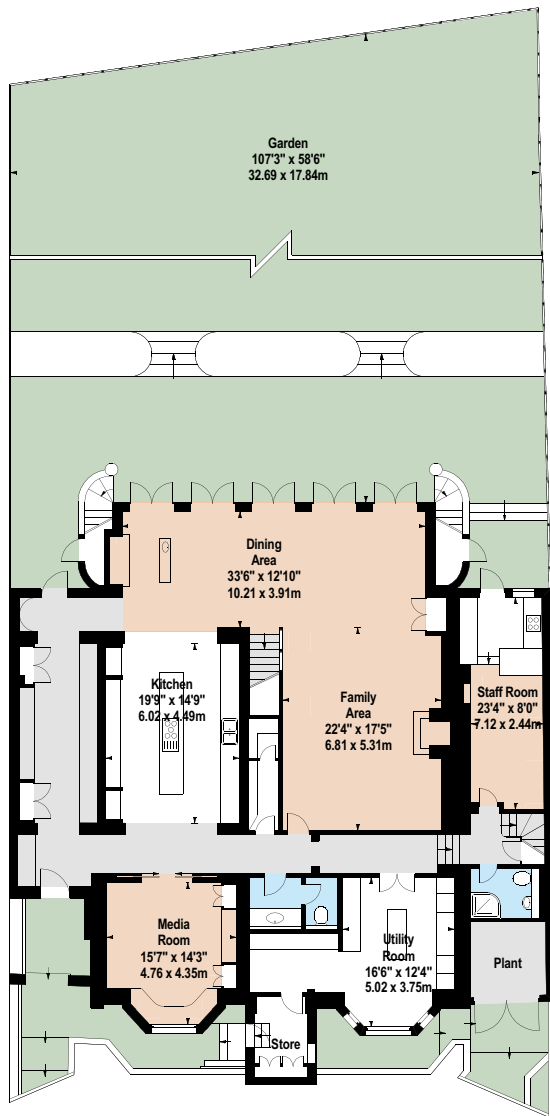




- Entrance hall
- Drawing room
- Two sitting rooms
- Kitchen
- Dining area
- Family area
- Media room
- Study
- Principal bedroom with en suite bathroom and dressing room
- Five further bedrooms
- Staff room
- Two further shower rooms
- Further bathroom
- Two cloakrooms
- Utility room
- Store room
- Carriage driveway with off-street parking for a number of cars
- West-facing garden
- West-facing terrace
- EPC Rating E

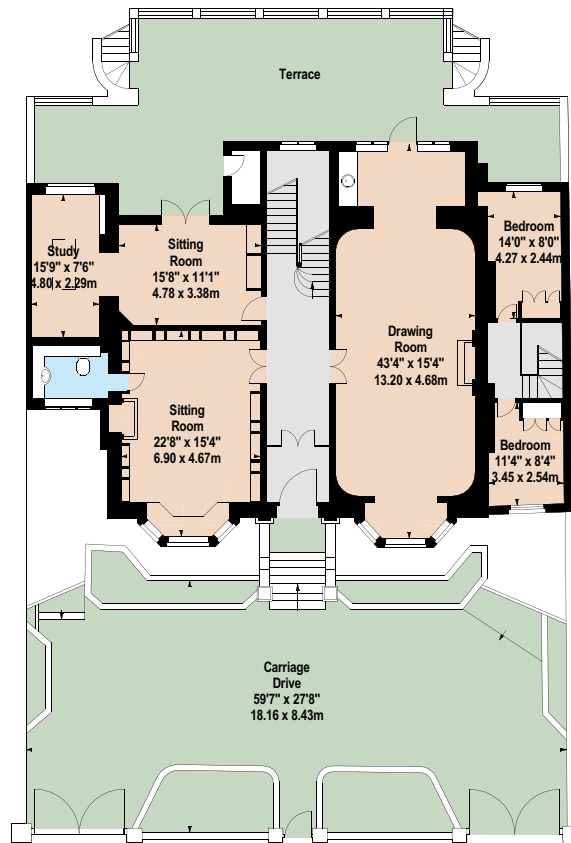




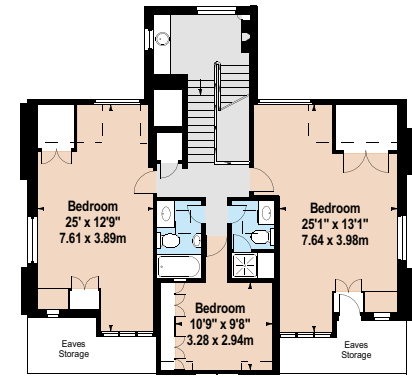


LOWER GROUND FLOOR

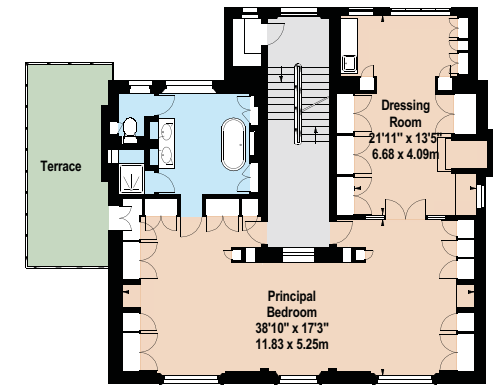
**APPROX. GROSS INTERNAL AREA\***  
 7,335 Sq Ft - 681.42 Sq M (Excluding Eaves & Plant)  
 7,550 Sq Ft - 701.39 Sq M (Including Eaves & Plant)  
 ILLUSTRATION FOR IDENTIFICATION ONLY, NOT TO SCALE  
 ALL CALCULATIONS INCLUDE ANY/ALL AREAS UNDER 1.5M HEAD HEIGHT.  
 \* As Defined by RICS - Code of Measuring Practice



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**TENURE** Freehold

**LOCAL BOROUGH** The Royal Borough of Kensington and Chelsea

**TAX BAND** H

**GUIDE PRICE** £25,000,000

**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 January 2023. 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Knight Frank  
 Kensington  
 United House  
 9 Pembridge Road  
 London W11 3JY

James Pace  
 020 7361 0182  
[james.pace@knightfrank.com](mailto:james.pace@knightfrank.com)