



HOLLAND PARK ROAD

Holland Park W14



A GRACEFUL FIVE BEDROOM STUDIO HOUSE

Offering beautifully balanced, light-filled living across three lateral floors, set on a discreet and sought-after private road moments from Holland Park.

   EPC
5 3 3 D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £5,750,000



GRADE II LISTED STUDIO HOUSE

This surprisingly spacious house combines period character with refined contemporary comfort. The ground floor opens into an inviting central hallway, from which a beautifully proportioned dining room enjoys south west-facing windows and parquet flooring. Adjacent sits an elegant reception room, also featuring parquet floors and bespoke shelving, creating an ideal setting for both relaxed family living and formal entertaining. The entire home benefits from wonderful ceiling heights.

On the opposite side of the hall, the kitchen is finished with marble worktops and includes a bright informal dining area illuminated by a generous overhead skylight. A guest cloakroom and a practical utility room complete this level.



DESIGNED BY THE 1880'S ARCHITECT GEORGE

The first floor is centred around a magnificent studio reception room, with French doors opening onto a private rear terrace—a wonderful extension of the living space during warmer months. This floor also includes the principal bedroom suite and a further bedroom positioned across the landing.

Three additional bedrooms occupy the second floor, one with its own en suite and two sharing a family bathroom. A skylight brings excellent natural light to the upper landing, while an internal balcony overlooks the main reception room, adding architectural interest. A loft area provides useful storage.

Tastefully presented throughout, the property blends classical elegance with modern finishes and is offered in excellent condition. The rear terrace provides ample space for al fresco dining with charming views over a beautiful garden.

This exceptional Grade II listed studio house is part of a collection of 6 studios houses designed by the 1880's architect George Aitchison, whose nearby masterpiece—Leighton House—is widely regarded as one of the most remarkable residences of its era. The house is accessible through an archway onto a private road. It is situated in the Royal Borough of Kensington and Chelsea and has a private parking directly



LOCATION

Holland Park Road offers an ideal location in the heart of London. This property benefits from proximity to several green spaces, including Holland Park, 0.3 miles away, perfect for outdoor activities. Brook Green, located 0.5 miles away, provides a tranquil retreat, while Kensington Gardens, one mile away, offers expansive grounds and beautiful scenery.

For those who enjoy dining, shopping, and cultural experiences, the vibrant areas of Kensington and Notting Hill are easily accessible. Transport links are excellent, with several Underground stations nearby, ensuring seamless connectivity across London.

Families will appreciate the variety of educational institutions within the area. With its prime location and access to numerous amenities, this terraced house on Holland Park Road is a fantastic option for those seeking convenience and a well-balanced lifestyle in London.

*All distances are approximate.





Holland Park, W14

Approximate Gross Internal Area : 288.80 Sq. metres
3108 Sq. feet



Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Approximate Gross Internal Area = 288.80 sq m / 3108 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

We would be delighted
to tell you more.

Charles Olver
020 7349 4302
charles.olver@knightfrank.com

Knight Frank Kensington
52-56 Kensington Church Street
London W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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