



# HOLLAND PARK GARDENS




Holland Park W14





## A BEAUTIFULLY LIGHT FOUR BEDROOM APARTMENT

Situated on the second floor of the highly sought-after Holland Park  
Court, W14.

			EPC
4	3	2	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, approximately 104 years remaining

Ground rent: Peppercorn

Service charge: £10,736 per annum, reviewed every 1 year, next review due 2026

Guide Price: £2,750,000





## WITH EXCELLENT VIEWS OVER HOLLAND PARK TENNIS CLUB

This beautifully light apartment with period features throughout is offered to the market in immaculate order. The property is situated on the second floor (with lift access) of a handsome Victorian mansion block. In brief, the property comprises: entrance hall, elegant reception, separate dining room with a feature fireplace, spacious kitchen/breakfast room complete with a Rayburn aga, self-contained principal bedroom benefiting from built-in wardrobes and en suite shower room, two further bedrooms and a family bathroom, a single bedroom/ study with en suite shower room Holland Park Court is a beautiful red brick mansion block. The front of the building offers views of Cardinal Vaughan Memorial School, while the rear double-glazed bedrooms provide views of the surrounding greenery of Holland Park private lawn tennis club.







Holland Park Gardens, W14  
Approximate Gross Internal Area  
176.00 SQ.M / 1894 SQ.FT

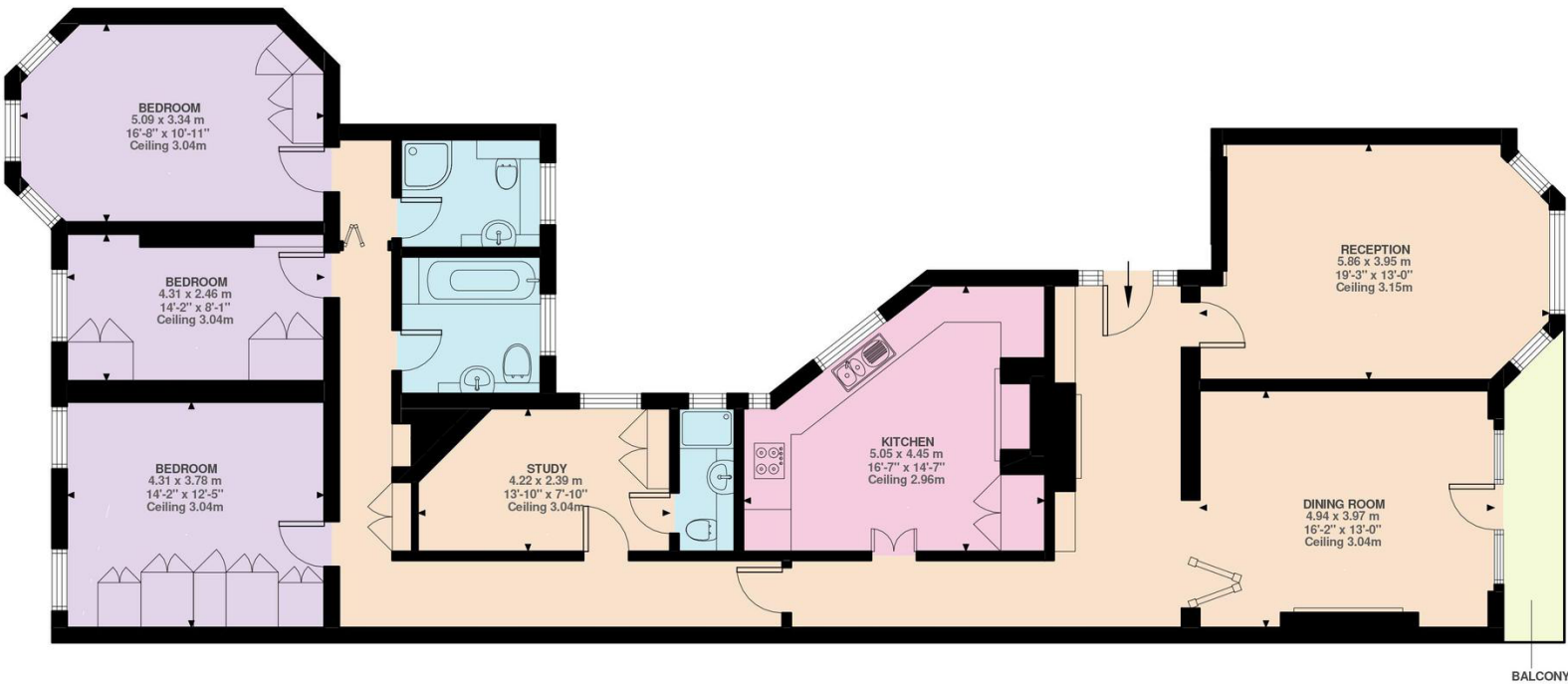


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 176.00 sq m / 1894 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.

**Jordanna Mancina**  
+44 20 3892 3573  
jordanna.mancina@knightfrank.com

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

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 2025. Photographs and videos dated December 2025. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.