



HOLLAND PARK GATE

LODHA

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Squire & Partners are the renowned architects behind the project, while award-winning Andy Sturgeon designed the central landscaped courtyard.

A Health Club & Spa crafted in partnership with Italian designer Piero Lissoni offers a sleek, tranquil haven from city life and will be managed by Lodha's in-house concierge team, Saint Amand.

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Lodha UK is proud to introduce our third London project, Holland Park Gate. Consisting of four elegant buildings offering generously proportioned apartments with 1, 2, 3 and 4 bedrooms, each home is finished with our trademark attention to quality and detail. Putting a sustainable lifestyle within easy reach of our residents has been a touchstone of this project throughout.



HOLLAND PARK GATE

HOLLAND PARK

EDWARDES SQUARE

HYDE PARK





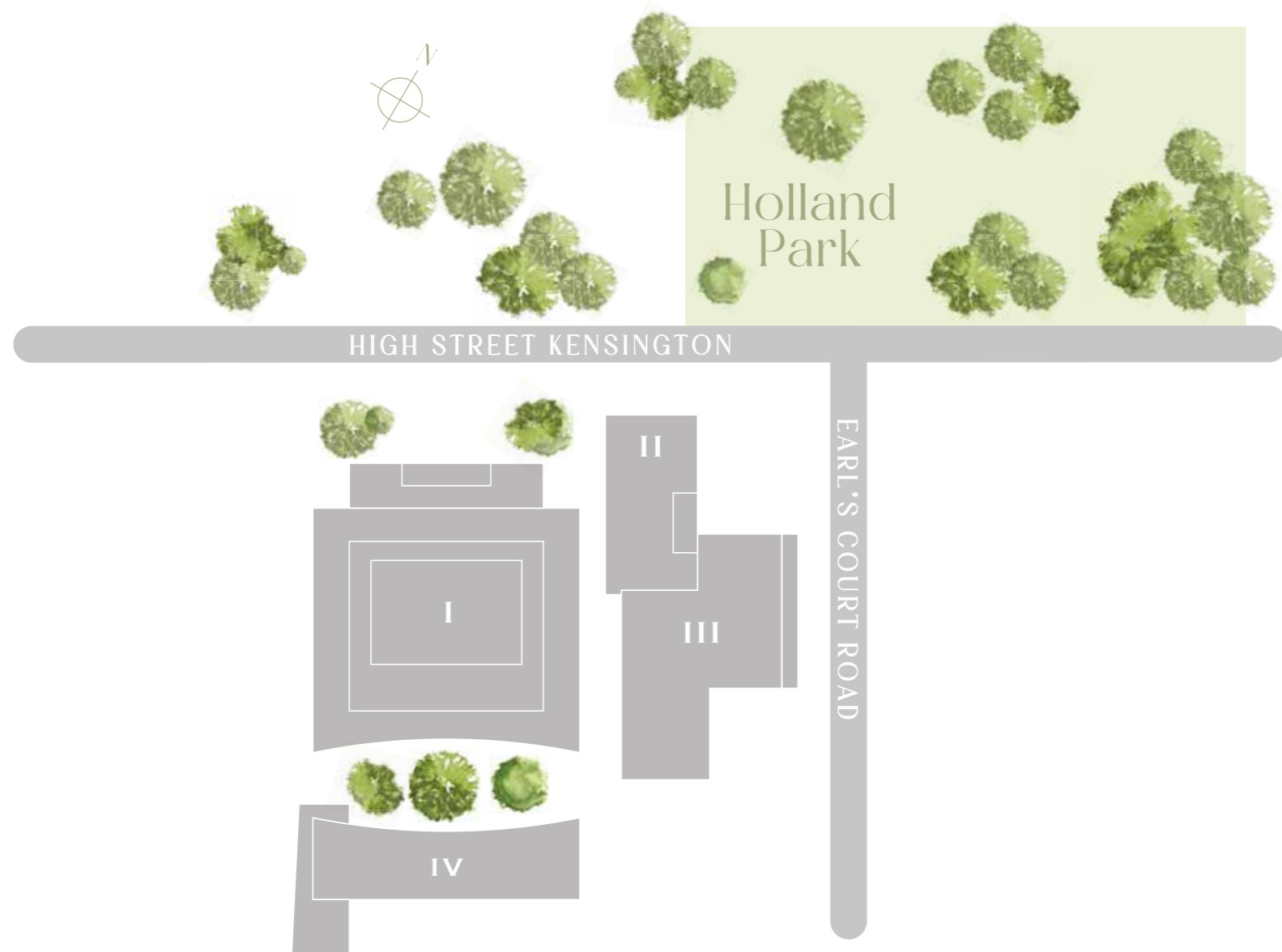
# The Location



# In the heart of Kensington

Located on a vibrant corner of High Street Kensington, Holland Park Gate offers an elegant solution to West London living. Conveniently connected to both Heathrow and Gatwick airports, the development also overlooks Holland Park's 54 manicured acres.





# Life centred around a leafy landscaped courtyard

Holland Park Gate consists of four buildings centred around a leafy landscaped courtyard. The entrance to London's famous Holland Park lies just across the road from the property.



The Location



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MARYLEBONE

NOTTING HILL

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# Quiet corners & bustling boutiques


Despite the property's proximity to green spaces, High Street Kensington's restaurants, shops and cafes are also on its doorstep.

Quiet corners such as historic Kensington Church Walk and Holland Park's Kyoto Garden offer a peaceful contrast while much-loved bistro Maggie Jones—once a favourite with Princess Margaret—is your new local.

A four-floor Whole Foods in the iconic Barkers Building puts a healthy lifestyle within easy reach.







Nature  
Meets  
Design

# Internationally renowned landscape design

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The Mews Garden, designed by internationally renowned landscape architect Andy Sturgeon, is at the heart of the property both literally and metaphorically.

Curved planters direct the eye to leafy corners where residents can work, read and recharge in the shade of acer and sweet olive trees.



CGI's are indicative only

# Living in harmony



Few addresses in London combine a postcode this central with such easy access to renowned green spaces. Holland Park is directly opposite, with Hyde Park's Kensington Palace entrance a soothing stroll away.

Wild swim in the Serpentine, enjoy world-class cultural events including open-air opera and watch Holland Park's resident peacocks roam freely.

Living Curated by

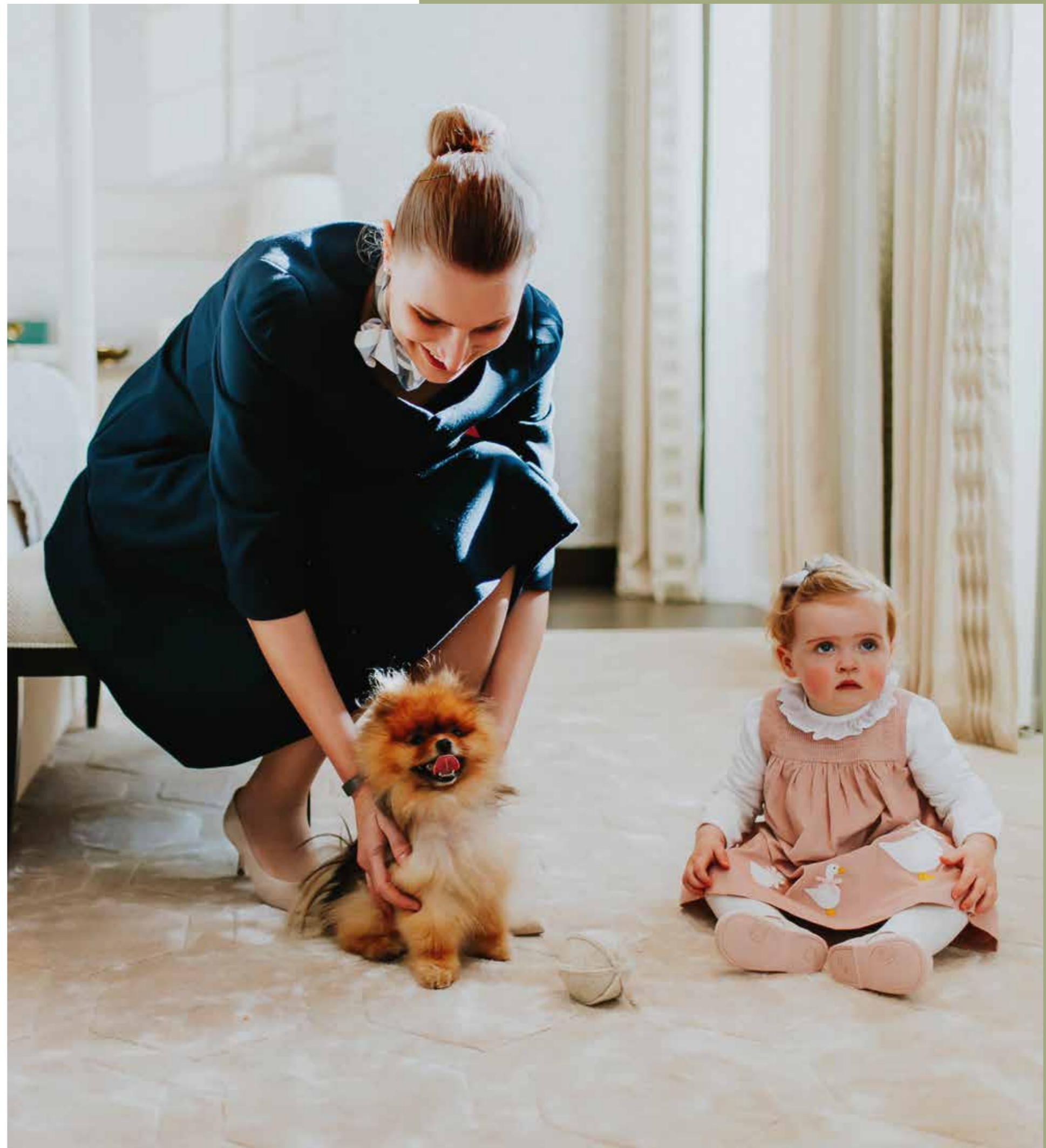
# Saint Amand

# Entirely bespoke service

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Residents will enjoy an entirely bespoke five-star hotel level service from Saint Amand, Lodha's exclusive hospitality group.

The team will be delighted to arrange private shopping experiences, gallery visits and restaurant reservations for all residents and their guests.





# Saint Amand services

include but are not limited to:

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- Security  
Managing and booking private security details
- Concierge & Hospitality  
Greeting guests, serving a range of refreshments and beverages
- Household & Residence  
Ensuring the smooth day-to-day running of residents' homes, from grocery shopping to laundry collection
- Health & Wellbeing  
Organising a range of wellness services through the Health Club & Spa with world-leading practitioners



# Residents' privacy & security

Residents' security is of the utmost importance to Lodha. Holland Park Gate is securely gated, with trained security personnel on hand around-the-clock.

## The Vault

The Vault is an automated parking system and one of the safest, most secure ways to park a car. Parked and collected by a Saint Amand team member, vehicle retrieval time is under 180 seconds. Each space features electric vehicle charging.



Life at  
Holland Park  
Gate



# Life at Holland Park Gate

includes:

- 
- 25m swimming pool, perfect for relaxation or a more vigorous workout
- Sauna and steam rooms to aid recovery and detoxification
- Male & female changing rooms
- Two private treatment rooms with therapies provided by leading practitioners
- Fully equipped gym with weights room and yoga studio
- Fully serviced office suites by Saint Amand
- Secure on-site residents' storage









# Wellness at home

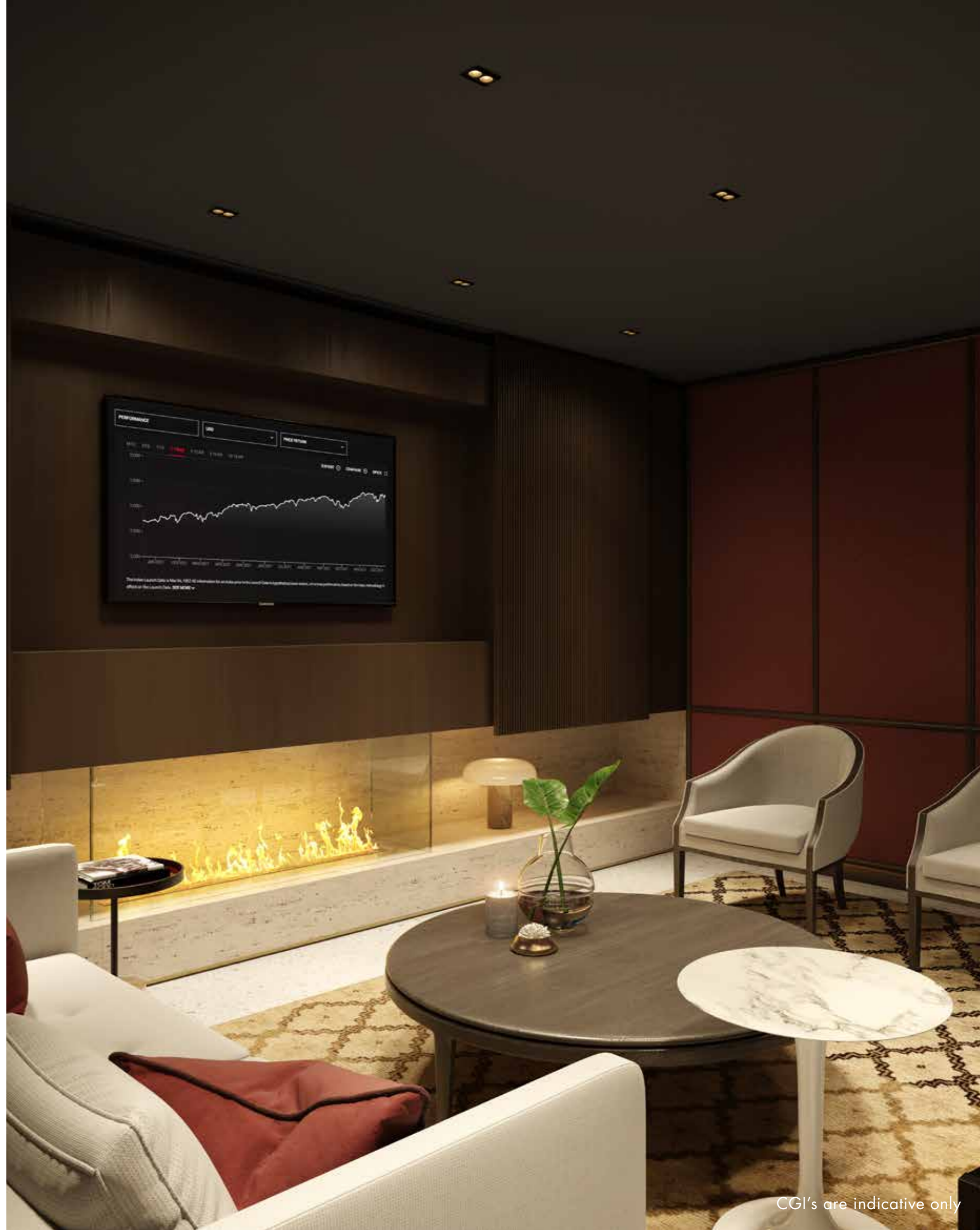
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Lodha and the Saint Amand team work with some of the world's leading wellness and nutritional practitioners. From relaxing massages to more specialised medi-spa treatments, the team is available around-the-clock to help residents prioritise their mental and physical well-being.



# Work at home

Holland Park Gate features multiple state-of-the-art meeting rooms equipped with the latest video conferencing facilities.





# The Residences

# Premium materials



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To step inside a Holland Park Gate residence is to enter an elegant oasis. The buzz of the high street may be below but inside feels both tranquil and timeless thanks to a palette of soothing neutrals.

High ceilings and generous proportions encourage lingering in light-filled living spaces, whether opting for 1, 2, 3 or 4 bedroom apartments. Carefully curated materials delight the most discerning eye, from sand oak to satin brass joinery, Lodha's hallmarks of attention to detail and quality of finishes are seen throughout.









Master bedroom; CGI's are indicative only





# Specification

## Specification

Brands stated in the brochure are indicative only. All plans, designs, amenities, brands and specifications are subject to change with equivalent/better options at the sole discretion of the developer. Not all specifications and features are available to Suites.

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### External Specification

- Façade material/s
  - Reconstituted stone, London stock brick and Zinc diamond pattern cladding
- Metalwork
  - Aluminium feature balustrade
  - Bronze PPC Aluminium glazed window

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### Common Parts and Lifestyle Amenities

- The amenity areas are designed by Italian designers Lissoni and Partners
- Spacious entrance lobby
- Extensive leisure facilities are located at the lower ground floor level. Residents can enjoy:
  - 25-metre heated swimming pool
  - Vitality pool
  - Fully equipped gym with private training room and relaxation area
  - Steam and sauna
  - Private spa and treatment rooms
  - Changing rooms
  - Kids club
  - Screening room which can be adapted for private hire/events
- Lifts with bespoke interiors
- Storage units are available for all residents. One storage per residence with an average space of 4.4 sqm/47 sqft
- Andy Sturgeon Design have designed a series of landscaped areas. These include:
  - A living green wall adjacent to the car entrance ramp
  - A central communal garden for all to enjoy and look down upon. Characterful materials, textural planting,

- mood lighting and seating areas have all been carefully selected
- A selection of private lightwells and terraces
- Feature paving and planting design along High Street Kensington

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### Parking

- Parking is provided via the Vault, with 180 second retrieval time

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### Security

- 24-hour security

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### Residences

- Interior design by Bowler James Brindley

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### Internal Specification – Walls, Floors and Ceilings

- Partition walls are skim-coated with a paint finish and painted skirting
- Plasterboard ceilings on a metal framework with a painted finish
- Natural stone floor to entrance foyer, master bathrooms and powder rooms (in smaller units the timber flooring extends into the entrance lobby)
- Prime grade European Oak engineered timber flooring in reception, dining room, living room, bedroom & dressing rooms
- Circa 2.7m ceiling heights in principal residence rooms

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### AV, Telephone and Data Systems

- Incoming BT Openreach fibre optic and Hyperoptic broadband
- A video entry system

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### Heating

- Independent underfloor heating
- Air filtration and supplementary boost heating where appropriate in principal rooms
- Heated towel rails in bathrooms

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### Lighting

- Lighting control system
- Aesthetically coordinated energy-efficient lighting design

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### Joinery

- Solid wood-finished door frames with high quality range of ironmongery
- Bespoke hand-crafted joinery
- Separate walk-in wardrobes in master suite (selected larger residences)

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### Kitchen Specification

- Ergonom<sup>®</sup> kitchens
- Natural stone worktop
- Island counters available for selected residences, with integrated lighting and dedicated seating area
- Under mounted sink with incinerator/waste disposal
- Instant hot water and chilled filtered water tap
- Integrated Miele appliances
- Wolf, Subzero and Gaggenau appliances to penthouse residences
- Washer-dryers located in cupboards or utility rooms outside of the kitchen (separate washing machine and tumble dryer in 3-bed plus residences)

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### Bathroom Specification

- Master bathrooms
  - Natural stone flooring
  - Natural stone to walls and bath surround

- Bespoke vanity unit with natural stone top
- Bespoke cabinetry with integrated shelving
- Separate toilet and shower enclosure in larger master bathrooms (fluted glass)
- Bathroom fittings by Duravit, Geberit, Hansgrohe and Bette
- Heated towel rail
- Shaver sockets
- Mirrors

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### Utility Rooms

- Utility rooms in selected residences
- Quartz worktop

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### Master Suite Specification

- Separate walk-in wardrobes in master suite (selected larger residences)
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

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### Bedroom Specification

- High quality engineered timber flooring
- Painted walls
- Fitted wardrobes
- Satin lacquer door fronts to guest bedroom wardrobes
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

