



HOLLAND STREET, W8  
£3,995,000 FREEHOLD

A BEAUTIFULLY INTERIOR DESIGNED THREE BEDROOM GRADE II LISTED GEORGIAN TERRACED HOUSE.

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### DESCRIPTION:

A beautifully interior designed three bedroom Grade II Listed Georgian terraced house. The property has ample living rooms including a charming first floor drawing room, ground floor dining room, study and a generous family room located in a contemporary rear extension. The principal bedroom is located on the second floor and includes a dressing room and en suite bathroom. There is a large decked roof terrace to the rear of the house.

Holland Street is quiet and attractive street which is located off Kensington Church Street and close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Notting Hill Gate. The green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

### ACCOMMODATION:

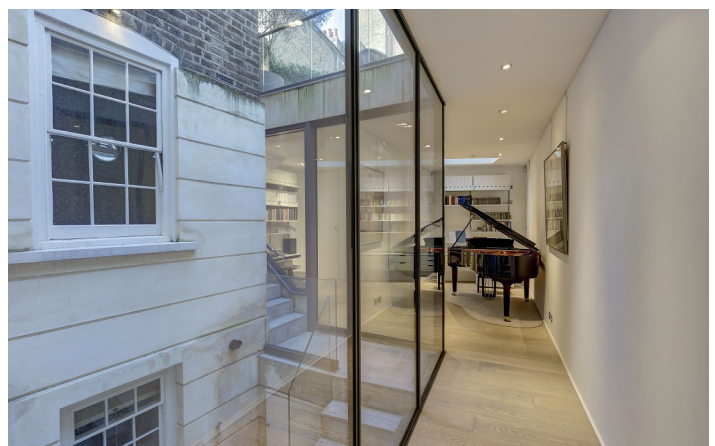
Entrance Hall | Drawing Room | Reception Room | Dining Room | Study | Kitchen/Breakfast Room | Principal Bedroom Suite | Two Further Bedrooms | Further En Suite Bathroom | Further En Suite Shower Room | Cloakroom | Ample Storage | Large Decked Terrace

### LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

### NEAREST PUBLIC TRANSPORT:

High Street Kensington  
Notting Hill









## Holland Street, W8

Approximate Gross Internal Area  
232 sq m/ 2494 sq ft Including Under 1.5m

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92-100)                                  |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**Tenure:** Freehold  
**Ground Rent:** N/A  
**Service Charge:** N/A  
**Council tax band:** H

*Please note all figures are approximate*

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