



# 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.





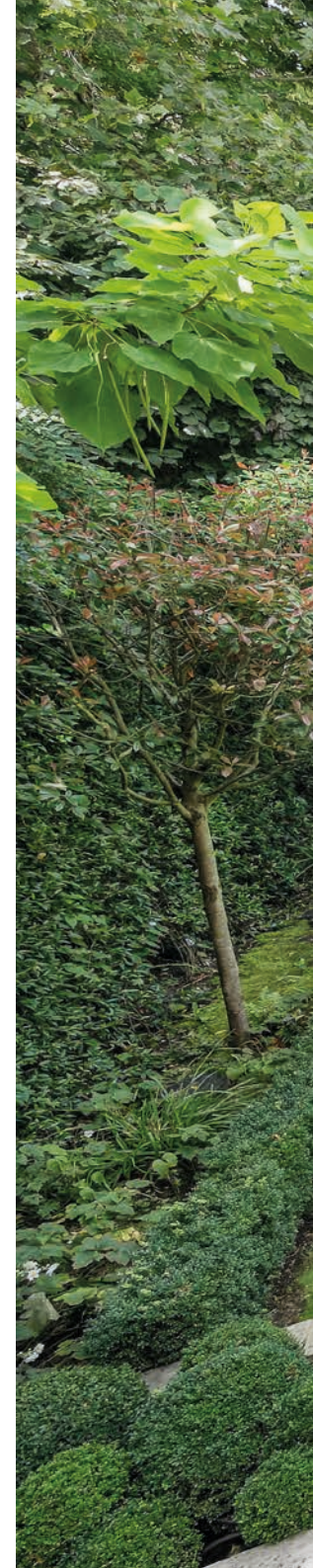








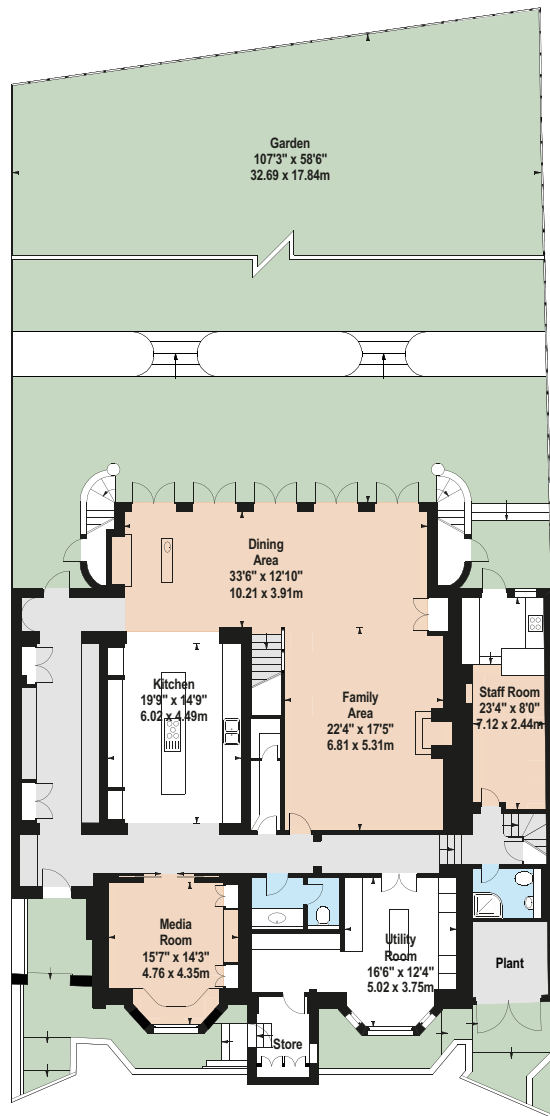
- Entrance hall
- Drawing room
- Two sitting rooms
- Kitchen
- Dining area
- Family area
- Media room
- Study
- Principal bedroom with en suite bathroom and dressing room
- Five further bedrooms
- Staff room
- Two further shower rooms
- Further bathroom
- Two cloakrooms
- Utility room
- Store room
- 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\***

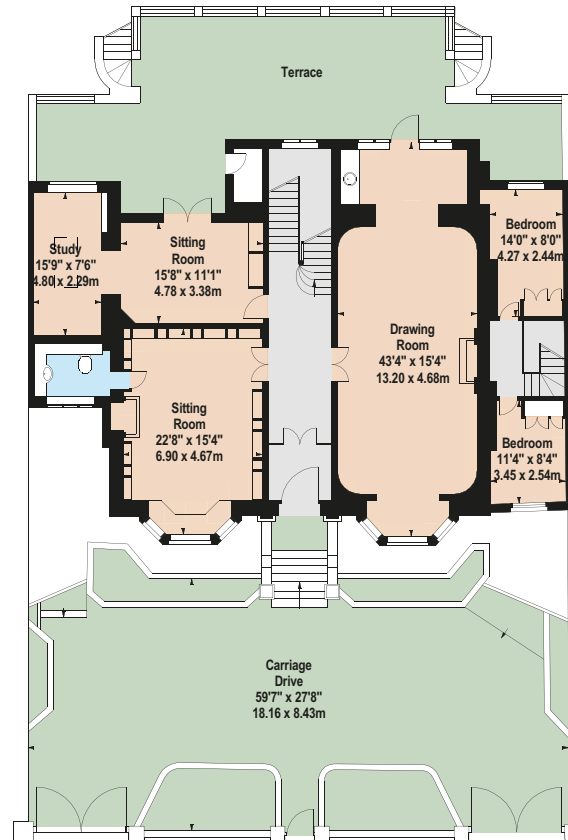
7,335 Sq Ft - 681.42 Sq M (Excluding Eaves & Plant)

7,550 Sq Ft - 701.39 Sq M (Including Eaves & Plant)

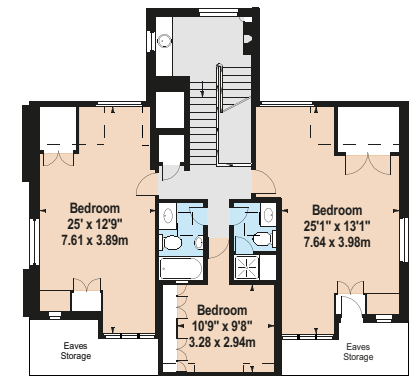
ILLUSTRATION FOR IDENTIFICATION ONLY, NOT TO SCALE

ALL CALCULATIONS INCLUDE ANY/ALL AREAS UNDER 1.5M HEAD HEIGHT.

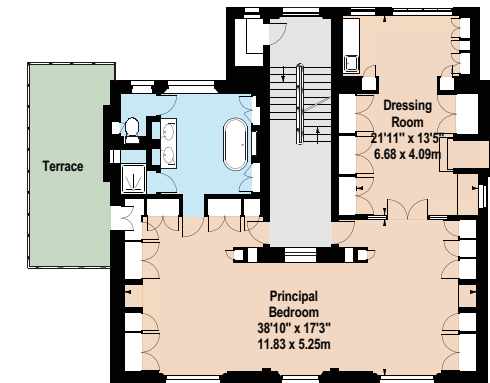
\* As Defined by RICS - Code of Measuring Practice



**RAISED GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



BNP PARIBAS GROUP

**KENSINGTON**  
**020 7938 3666**  
struttandparker.com

**TENURE** Freehold

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

**PRICE** Upon Application

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