



HOLLAND PARK VILLAS
CAMPDEN HILL
LONDON W8



COMPLETED IN EARLY 2018, HOLLAND PARK VILLAS IS FOUND AT THE TOP OF CAMPDEN HILL, RIGHT NEXT TO HOLLAND PARK ITSELF AND OFFERS THE VERY LATEST IN LUXURIOUS LATERAL APARTMENT LIVING.

Approached via a private gated driveway with security control, the building provides a 24hr concierge team and a number of facilities for the sole use of the residents and their guests including a fully fitted gym, 20m swimming pool, yoga room and spa looked after by Bodyism as well as a 18 seat cinema, conference suites, secure designated underground parking and storage units.

This particular apartment is on the favoured south west corner of the scheme, on the second floor and totals approximately 208 sq m (2,238 sq ft). Reached via a fob activated lift, allowing residents access to their floor, the accommodation includes a grand entrance hall that leads you through to a wonderful 10.6 m (34 ft 11 in) reception with dining area and open-plan fully fitted kitchen with floor to ceiling windows and large sliding doors that open out onto a west facing balcony that is plenty big enough to dine on. The master bedroom overlooks the landscaped gardens and has extensive built-in wardrobes, a mirrored dresser and a beautiful en-suite bath and shower room. The second and third bedrooms also overlook the gardens and again have built-in wardrobes with the second having an en-suite bathroom and the third a separate shower room. There is also a guest cloakroom and laundry room.





Particular attention has been paid to the finishes which include polished stone and hardwood flooring, Italian marble, brass inlays, under floor heating, comfort cooling, Lutron lighting, Dornbracht and Duravit bathroom fittings as well as an AMX Home Automation system.

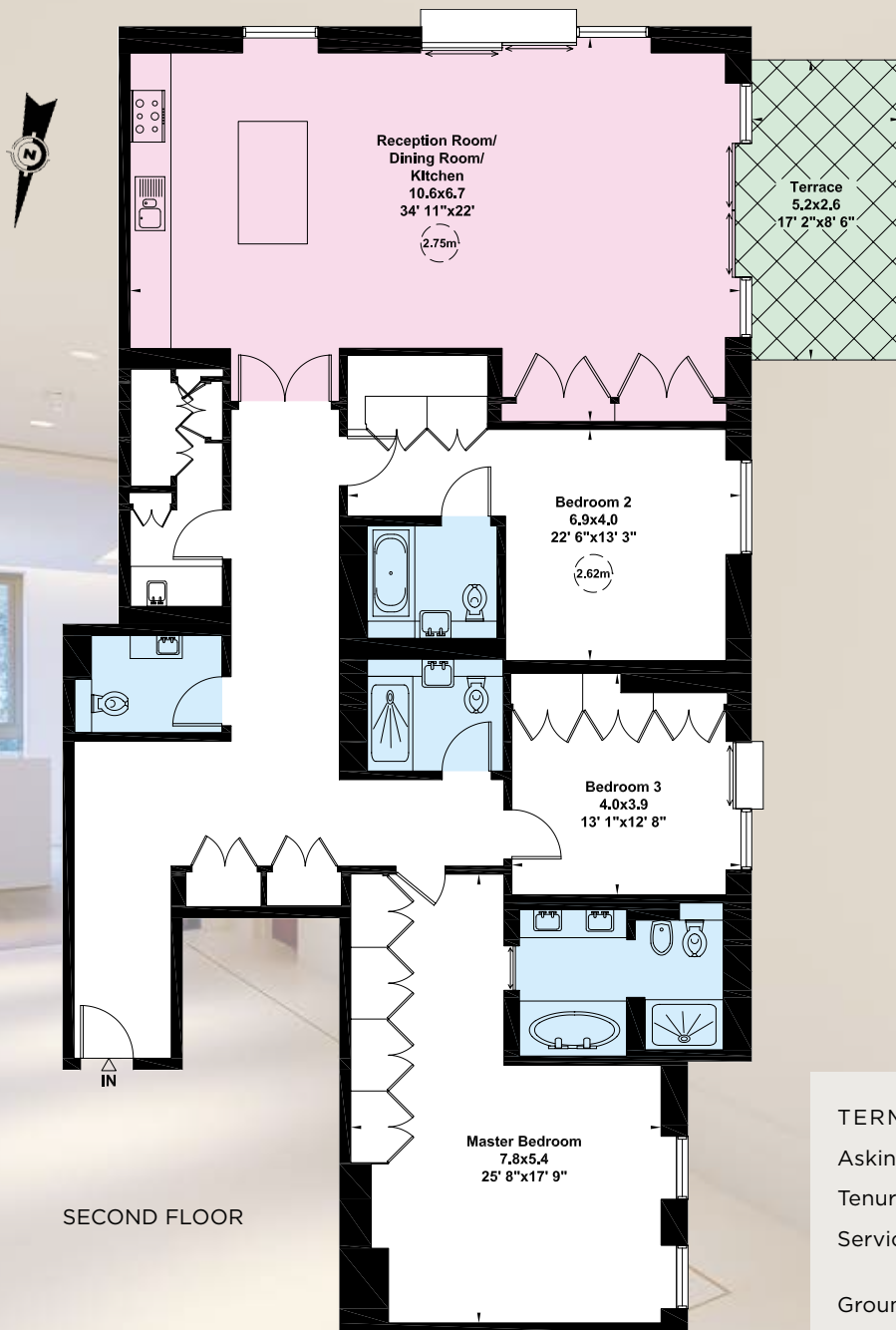
The development is positioned on the east side of Holland Park within easy reach of both Kensington High Street and Notting Hill Gate. Local amenities include Michelin starred restaurants, excellent primary and preparatory schools, a number of highly regarded fashion & food retailers and regular and convenient transport links via the London Bus and Underground Networks (Central, District & Circle Lines) connecting you with the City, Knightsbridge and the West End. Furthermore, the motorway network giving access to both London Heathrow airport and out to the countryside is also straightforward.

ACCOMMODATION & AMENITIES:

Reception room/dining room/kitchen, master bedroom with en suite bath & shower room, 2nd bedroom with en suite bathroom, 3rd bedroom, guest shower room, cloakroom, utility room, terrace, 24hr concierge, gym, swimming pool, spa, cinema, conference suites, designated underground parking and storage, EPC=B.

*Front cover photos of Holland Park.





GROSS INTERNAL AREA (APPROX.)

208 sq m (2,238 sq ft)

TERMS

Asking price: £7,950,000

Tenure: Leasehold approx 999 years

Service charge: £12,529.65 for the half year including parking and storage

Ground rent: £3,000 per annum plus £200 per annum for the parking and storage



OnTheMarket.com

Viewing: Strictly by appointment with Savills.

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