

Holland Park Villas

LONDON W8



savills

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This recent development is set in beautiful landscaped gated grounds just off Campden Hill and right next to the green spaces and woodlands of Holland Park. Completed in 2018 and approached via a private driveway, it is looked after by a 24hr concierge team and as well as the gardens, provides a fully fitted gymnasium, swimming pool, spa, cinema, games room and designated underground parking for the residents. Positioned in between Kensington High Street and Notting Hill, there are a number of excellent restaurants nearby, such as the Michelin-starred KitchenW8, and many well-known fashion & food retailers including Wholefoods & Ottolenghi. The area is also home to some of the capital's most highly regarded primary and preparatory schools as well as having regular and convenient transport links via the Underground Stations at High Street Kensington and Notting Hill Gate (Central, District & Circle Lines) connecting you with Knightsbridge, the City and the West End. Furthermore, the motorway network giving access to both London Heathrow airport and out to the countryside is also straightforward.

This particular apartment is larger than most, extending to 251sqm (2,706sqft) and provides superb reception space as well as three generous double bedroom suites. The living / dining room opens out via two sets of double doors onto the private paved garden which has plenty of space for table and chairs as well as numerous plants and greenery. The main bedroom suite has extensive built-in wardrobes and its own private secluded terrace. Being brand new only three years ago, the apartment remains in a wonderful condition and has a high quality finish including hardwood flooring, polished stone, Italian marble, brass inlays, underfloor heating, comfort cooling, Lutron lighting, Dornbracht and Duravit bathroom fittings as well as an AMX Home Automation system.





ACCOMMODATION & AMENITIES

- Reception / dining room
- Kitchen / breakfast room
- Main bedroom with en suite bath & shower room
- Two further guest double bedroom suites
- Cloakroom
- Utility room
- Paved garden
- Terrace
- 24hr concierge
- Designated underground parking space & storage unit
- Residents' swimming pool
- Gymnasium
- Inema
- Games room
- Spa, sauna
- Steam room
- Wine storage
- Conference suites



TERMS

Guide Price: £8,950,000

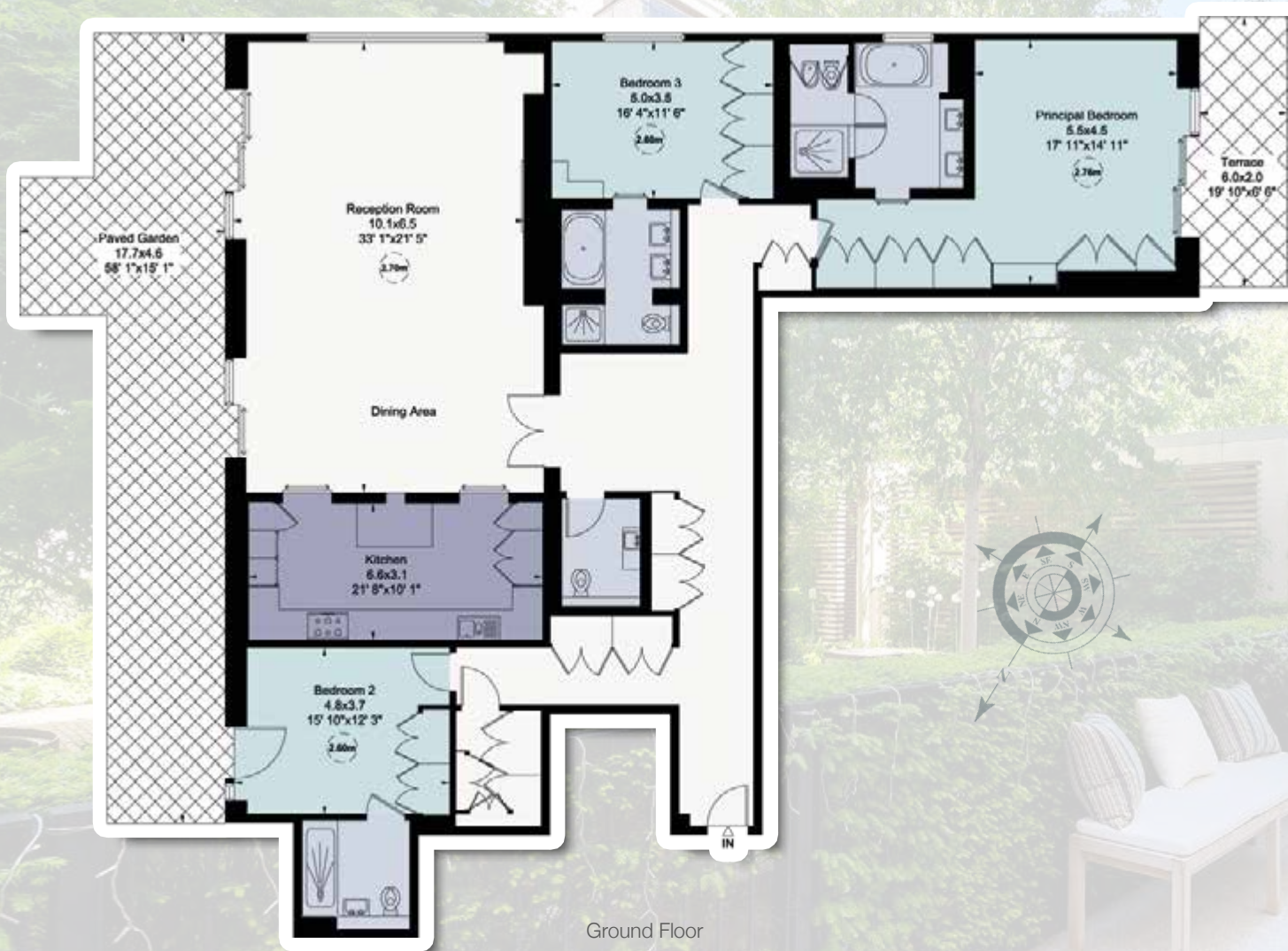
Tenure: Leasehold for a term of 999 years from 1st January 2017

Service charge: Approximately £43,863.98 for the year to June 2021, including a Reserve Fund contribution, the parking space & storage unit

Ground rent: £3,000 per annum, plus £150 per annum for the parking space & storage unit

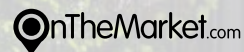
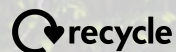
Local Authority: The Royal Borough of Kensington & Chelsea

Gross Internal Area (Approx.)
251 sq.m. (2,706 sq.ft.)



Viewing: Strictly by appointment with Savills.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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