

54 HOLLAND PARK

L O N D O N W I I 3 S J



savills

54 HOLLAND PARK

AN EXCEPTIONAL FREEHOLD REDEVELOPMENT OPPORTUNITY
LOCATED ON ONE OF LONDON'S MOST PRESTIGIOUS STREETS

- A GRADE II LISTED, WHITE STUCCO DOUBLE FRONTED ITALIANATE VILLA, WITH A SOUTH FACING GARDEN
- EXTENDING TO APPROXIMATELY 9,542 SQ. FT. (886 SQ. M), AND IN NEED OF FULL REFURBISHMENT
- SIGNIFICANT POTENTIAL TO RE-CONFIGURE THE PROPERTY, CREATING A MAGNIFICENT RESIDENTIAL HOUSE, SUBJECT TO OBTAINING THE NECESSARY CONSENTS
- FOR SALE WITH FULL VACANT POSSESSION



Aerial location for indicative purposes only

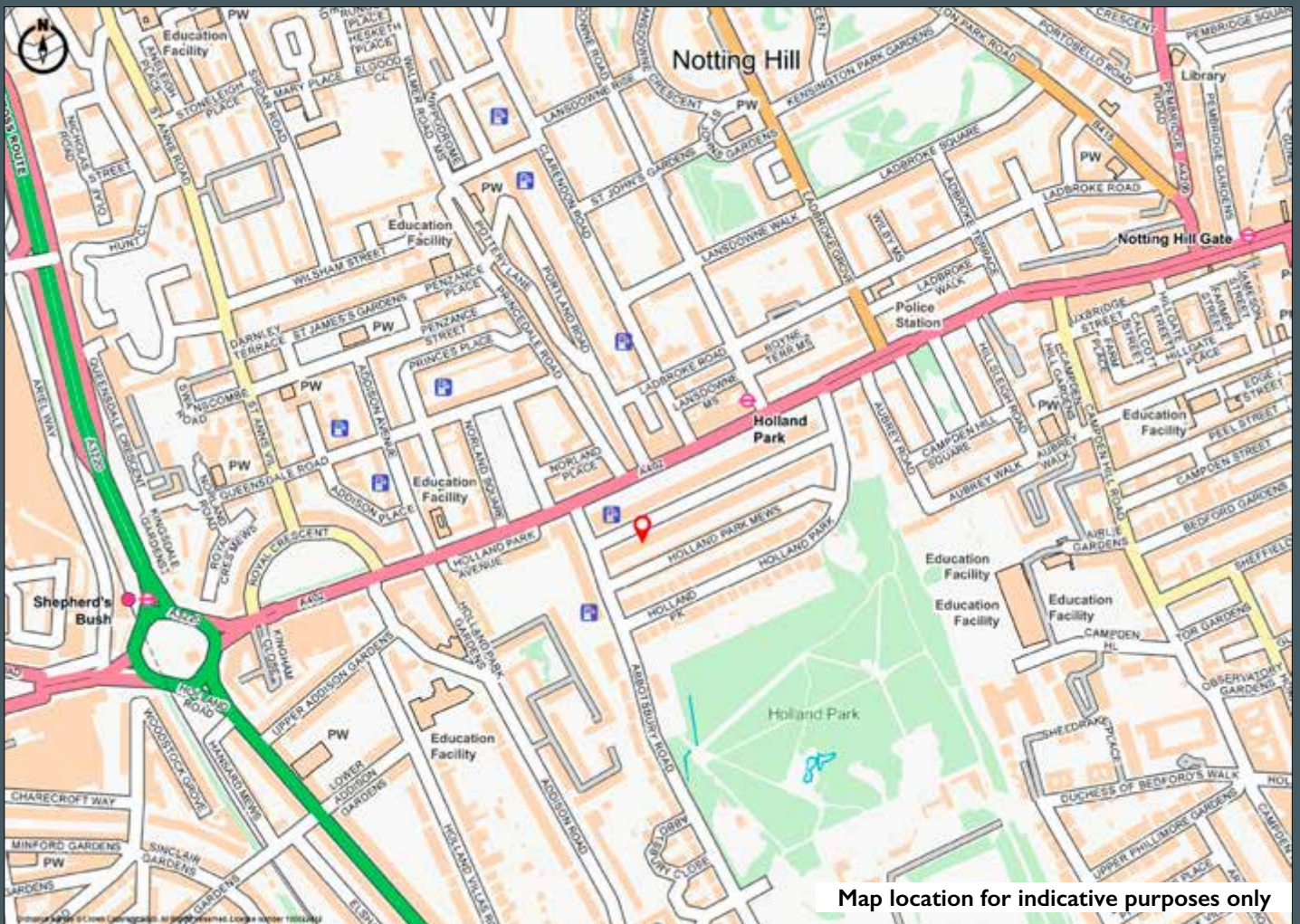


LOCATION

The area is famous for its grand white stucco villas, tree lined avenues, private communal gardens and the public open space of Holland Park. The Park itself is located moments from the Property and is home to The Belvedere Restaurant, the famous Japanese Kyoto Garden and the Walled Spring Tulip Garden.

The wider areas of Holland Park and Notting Hill are well known for being culturally vibrant and have a strong artistic heritage, being home to many fashionable shops and a diverse offering of cafes and restaurants.

The Property is well served by public transport, within walking distance are Holland Park and Notting Hill Gate Underground stations, providing Central, Circle and District Line services, approximately 350 metres and 850 metres from the Property respectively.



Map location for indicative purposes only



54 Holland Park



Entrance hall



Ground floor



First floor



Second floor

DESCRIPTION

Situated toward the north western end of Holland Park, the Property comprises of a substantial 5 storey mansion, extending to approximately 9,542 sq. ft. (886 sq. m).

Benefitting from a south facing garden, which favorably bounds Holland Park Mews, the Property has been an embassy for approximately 43 years, but has not been actively used for this purpose since 2011.

The Property is now in need of full refurbishment, but subject to the necessary consents could be converted and restored as an elegant single family dwelling.

PLANNING

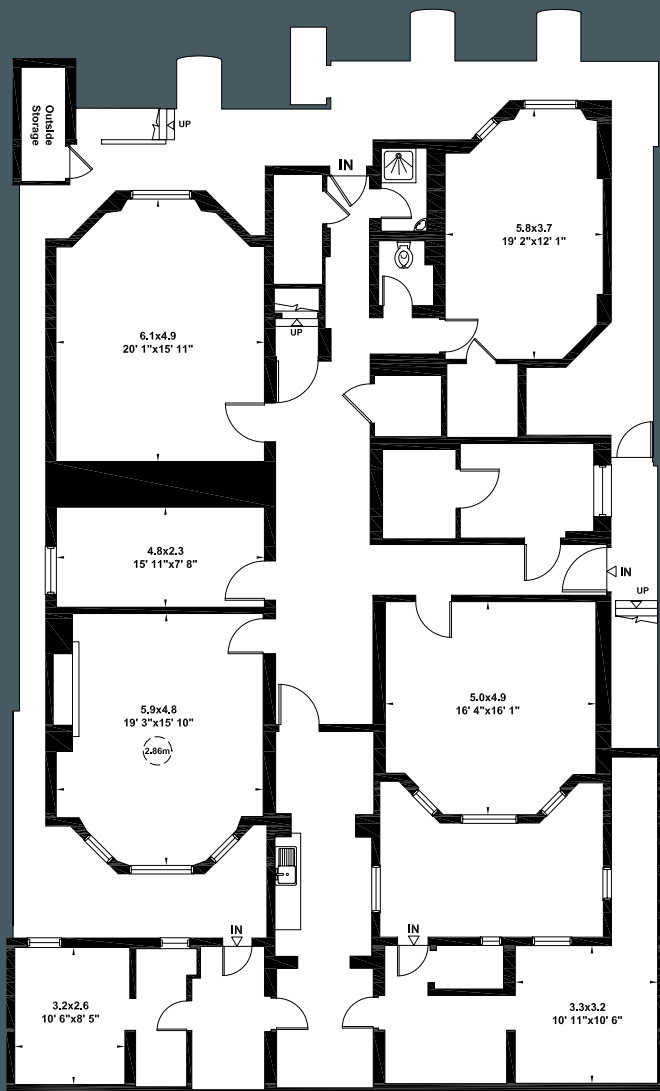
The Property is located within the jurisdiction of the Royal Borough of Kensington and Chelsea (RBKC). It is Grade II Listed and situated within the Holland Park Conservation Area. The current planning use is as an embassy (Sui Generis Use). We are aware that planning officers are supportive of the principle of the building being returned to its historic use as a, single residential dwelling (C3 Use).

A Planning Report prepared by Savills Planning, examines key planning matters and is available on request.

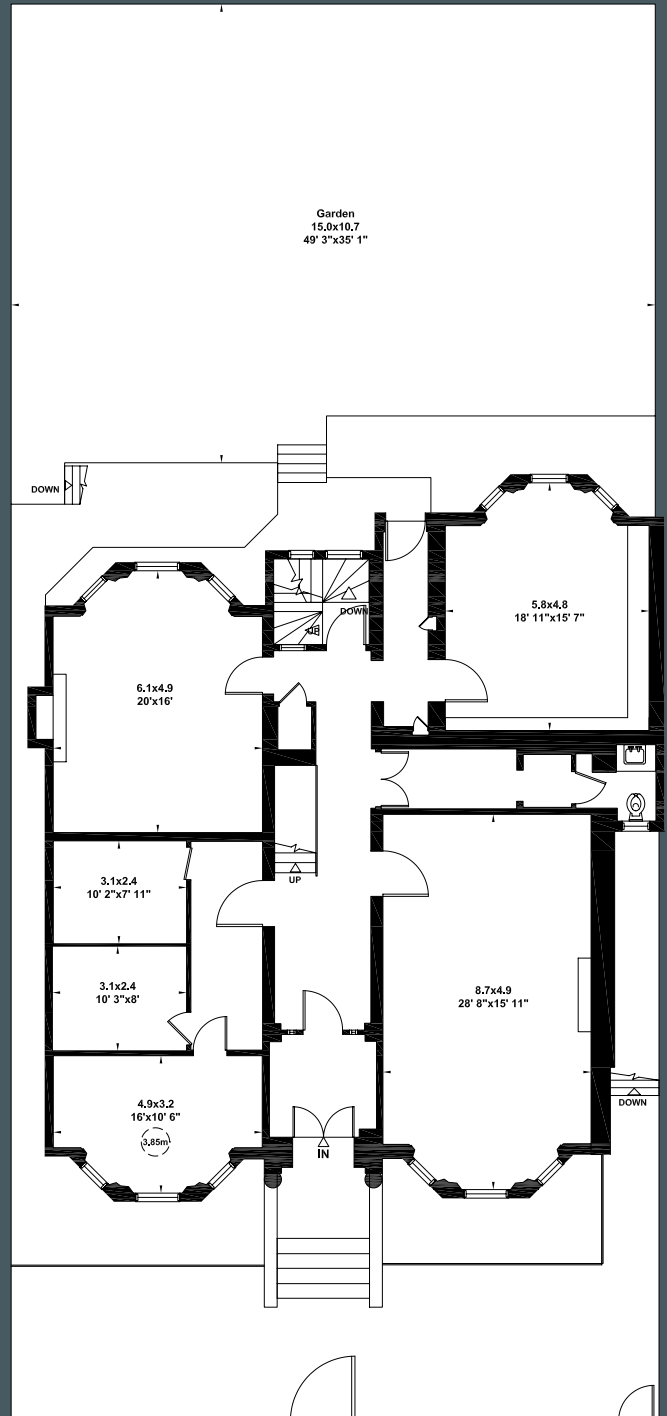


Holland Park Mews

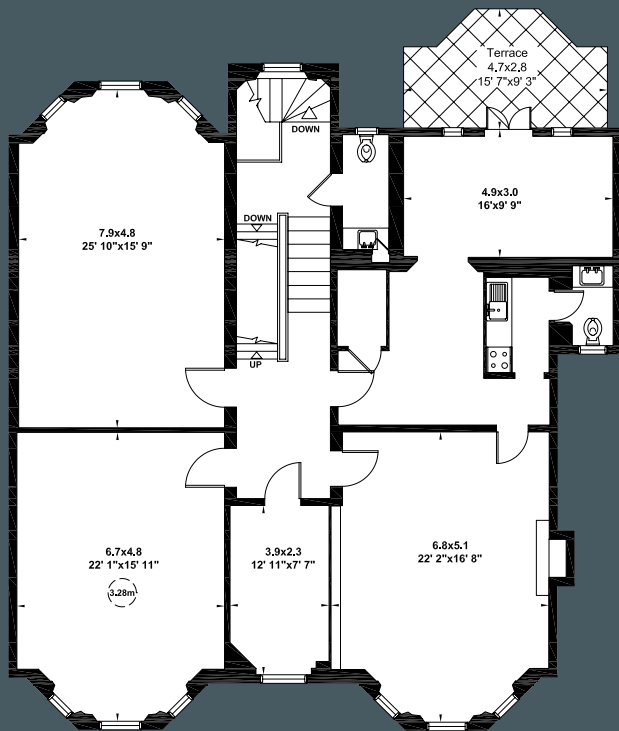
Gross Internal Area (Approx.)
896 Sq M (9,642 Sq Ft) Including Under 1.5m and Outside Storage
886 Sq M (9,542 Sq Ft) Excluding Under 1.5m and Outside Storage



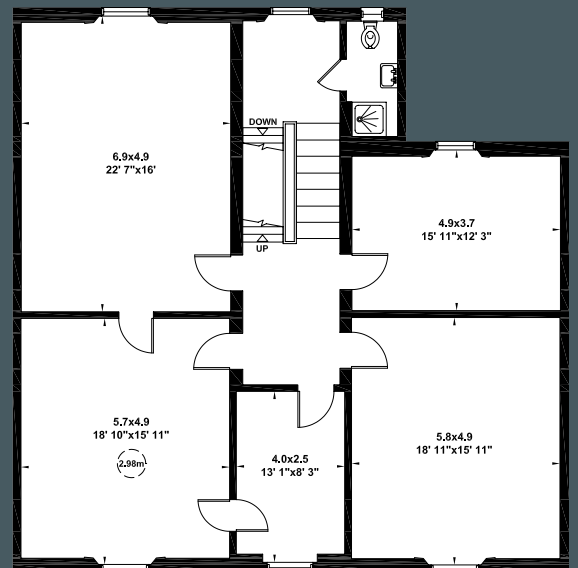
Lower Ground Floor



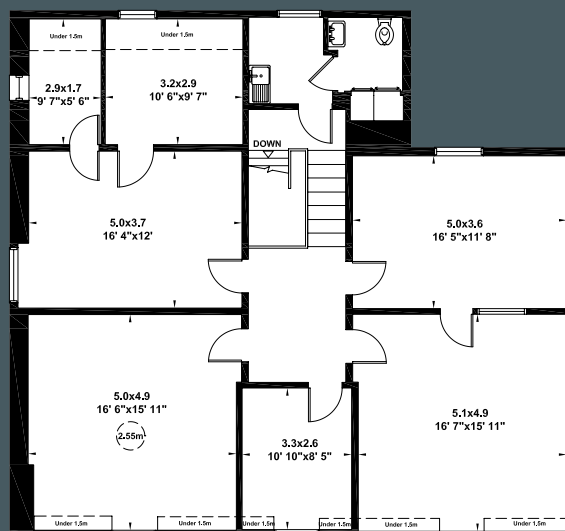
Ground Floor



First Floor



Second Floor



Third Floor

METHOD OF SALE

The Property will be sold by way of an informal tender, however, the Property can be bought before the closing date. Closing date details will be announced separately.

TENURE

Freehold (Title Number: LN204160).

VAT

The Property is not elected for VAT.

SERVICES

The Property is connected to all main services.

EPC

Not applicable.

INSPECTION

Viewings are strictly by appointment through the sole selling agent, **Savills**. Please contact the agents to make an appointment.

FURTHER INFORMATION

The following information can be provided on request:

- Existing floor plans
- Planning Report by Savills Planning
- Title and legal information pack

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 's'.

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