

DOMUS NOVA



Holland Park W11
£2,400,000



On one of Holland Park's most handsome residential streets, a heritage exterior gives way to this minimalist two-bedroom apartment.

In Holland Park's residential heart, a quiet road is lined with large stucco-fronted townhouses and soaring plane trees — distinctive with their camouflage-like bark. Typical of its esteemed postcode, the home's grandiose entrance is drawn with an ornate glass portico that sits above chequerboard tiled steps. Ascend to the third floor and this contemporary two-bedroom apartment sets a calming feel in motion. The reception room is pared back, its whitewashed walls offset with glossy stained wood floors.

A picture window gazes over the surrounding rooftops and brings in reams of natural light. Next door, the kitchen has material intrigue; speckled stone floor tiles are paired with warm wood cabinets and marble worktops. A wall of exposed shelving has a relaxed quality, characteristic of the entire home.

The principal bedroom is soothing with soft carpets and pale walls. Wardrobes are neatly integrated to offer tidy storage, while sunlight is welcomed in through two windows. The guest bedroom shares this tranquil atmosphere, offering versatility to be used as a study or dedicated dressing space. One bathroom is complete with an inviting freestanding tub, and the other enjoys a modern shower.













SECOND FLOOR

THIRD FLOOR

RECEPTION ROOM
19'1 x 16'1 (5.8m x 4.9m)

KITCHEN / DINING ROOM
16'1 x 12'1 (4.9m x 3.6m)

PRINCIPAL BEDROOM
15'10 x 15'3 (4.8m x 4.6m)

BEDROOM
15'9 x 15'0 (4.8m x 4.5m)

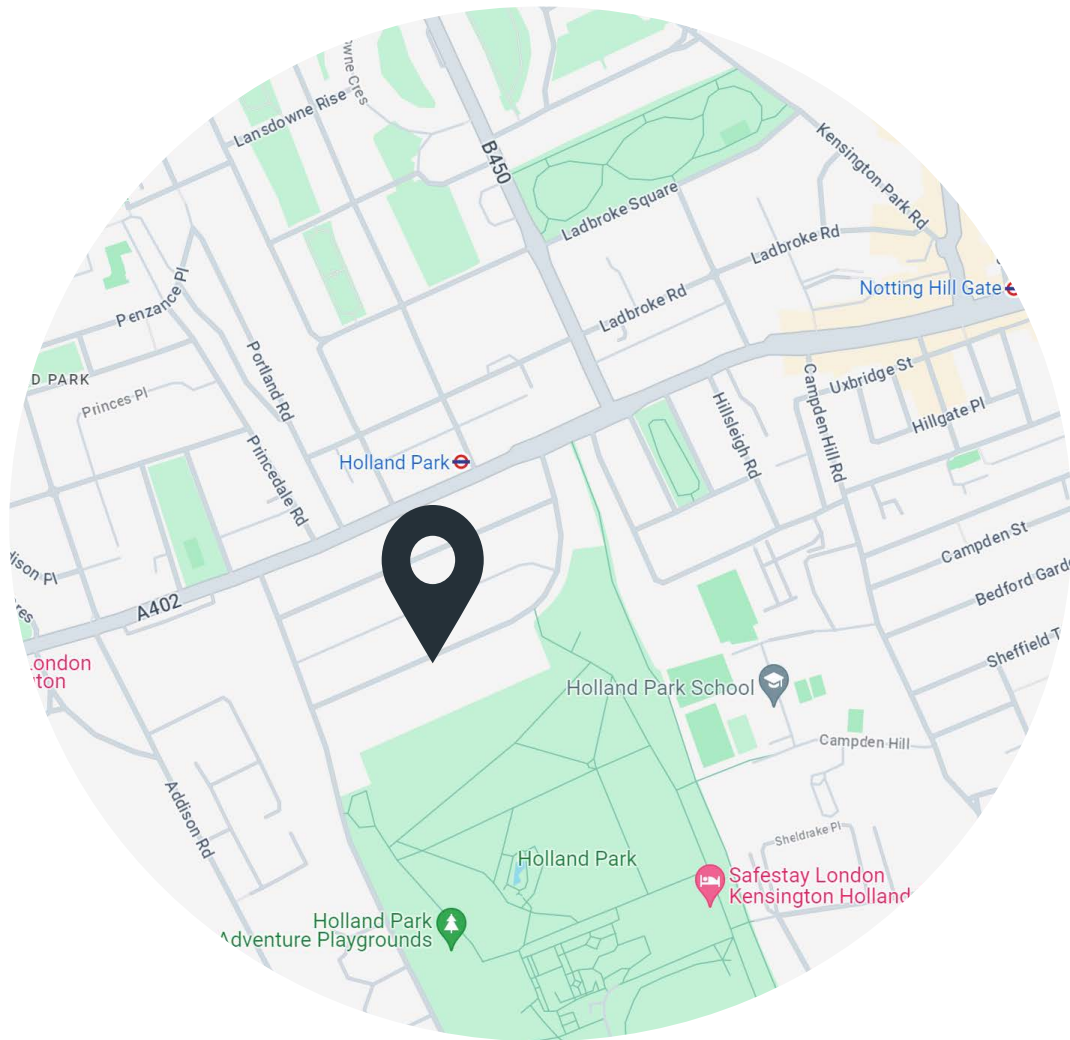
Approx. Gross Internal Area = 1396 sq ft / 129.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Reception room
Kitchen and dining room
Principal bedroom
Guest bedroom
Two bathrooms
Royal Borough of Kensington & Chelsea

Approx. 1,396 sq ft / 129.7 sq m
EPC - C
Council tax - H
Annual service charge - £4,700
Ground rent - £500 per annum
Leasehold - circa 114 years



Location

In the very heart of Holland Park, this home enjoys all the versatile offerings of its West London postcode. In a few minutes, reach the manicured lawns and Kyoto Garden of Holland Park or head to the Design Museum for innovative exhibitions. Holland Park Avenue's much-loved retailers await – pick up groceries from Supermarket of Dreams, paperbacks from Daunt Books and baked goods from Buns From Home. Stretch the legs further for a film at the Electric Cinema or weekend treasure hunting along Portobello Road.

Holland Park - 5 mins (Central)

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