



3

BEDROOM  
APARTMENT

VILLA C

APARTMENT 53

Plot C301

HOLLAND PARK  
VILLAS

—  
KENSINGTON W8

# 3

BEDROOM  
APARTMENT

VILLA C

## APARTMENT 53

Plot C301

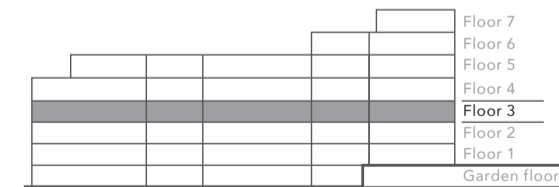
THIRD FLOOR

GROSS INTERNAL AREA 252 SQ M / 2,717 SQ FT  
BALCONY 13.7 SQ M / 148 SQ FT

RECEPTION ROOM	6.1 x 8.6 M / 20 x 28.2 FT
KITCHEN	5.4 x 3.2 M / 17.8 x 10.5 FT
DINING ROOM	5.5 x 3.4 M / 18 x 11.1 FT
MASTER BEDROOM	5.7 x 4.2 M / 18.8 x 13.9 FT
BEDROOM 2	3.7 x 4.4 M / 12.1 x 14.5 FT
BEDROOM 3	3.5 x 3.6 M / 11.5 x 11.9 FT

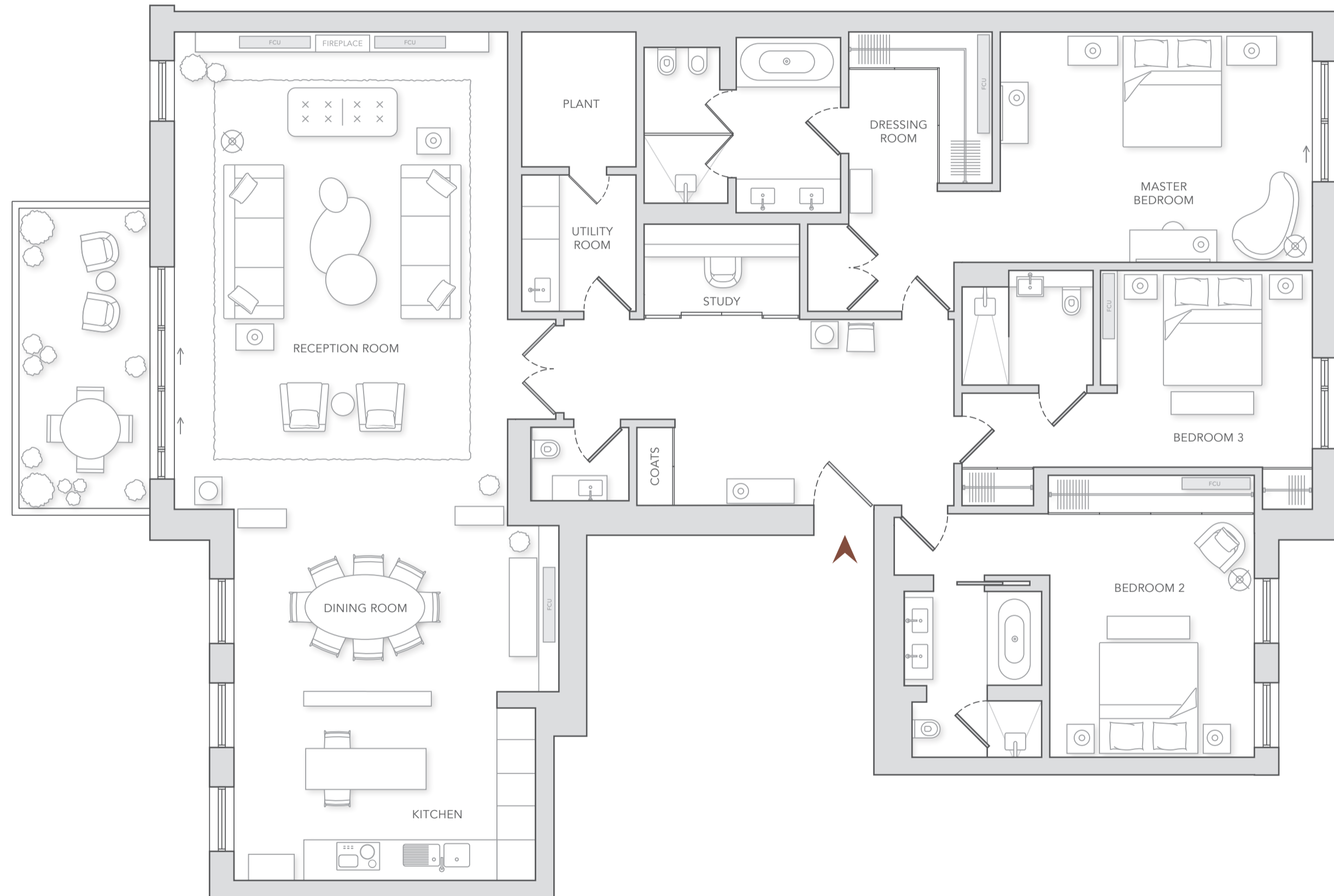


Floorplate



East façade

Scale 1:76



## EXTERNAL SPECIFICATION

Natural moleanos stone façade with brickingfills and brass fins, with anodised bronze window frames.

High performance double-glazed aluminium window frames with stone surround.

### Common parts and amenities

Common areas interior designed by Studio Reed. These include a spacious reception lobby with seating, business suite, feature staircase leading to double height club room and library overlooking the courtyard garden. Residents also have access to a private cinema room, high specification wine cellar and a dedicated catering kitchen.

Extensive leisure facilities exclusively managed by BODYISM include 20 metre swimming pool and Jacuzzi, fully equipped gymnasium with private studio, changing rooms, steam room and sauna, treatment room and a dual purpose table tennis and boxing room.

A secure car ramp leads to the residents' only basement car park. Car parking bay annexes and substantial storage units are available for purchase.

24-hour security is based at the site entrance to monitor visitors. The reception desk is staffed by concierge.

## GENERAL INTERNAL SPECIFICATION

### Walls and ceilings

Party walls are double stud partitioned with plywood lining and plasterboard with skim finish.

Internal partition walls are skim coated and painted, with painted finish MDF skirting.

Ceilings are boarded plasterboard on metal framework and painted finish.

### AV, telephone and data systems

CAT 5 or CAT 6 wiring fitted throughout, home office and telephone points.

All apartments have 7" primary touchscreen in the entrance hall, providing video entry and concierge intercom, 'all off' lighting control and whole-home heating and cooling.

### Lighting

LED lighting is provided to all rooms.

LED downlighter installed and additional feature lighting provided in joinery and recesses where appropriate.

### Heating and cooling

Independent underfloor heating system in all principal rooms.

All principal rooms comfort cooled.

## BESPOKE INTERNAL SPECIFICATION

### Walls and ceilings

Floor to ceiling heights in reception and dining room are 2750mm within the coffer, 2750mm in master bedroom and 2600mm elsewhere.

### AV, telephone and data systems

Secondary 5" in-wall touch screen in master bedroom providing heating and cooling control, video entry and concierge intercom.

### Joinery

Front doors; natural oak with timber veneer leaf door with panelled surround and recess detail and antiqued bronzed (or similar) ironmongery.

Internal doors are predominantly medium dark timber, all en-suite bathrooms are white painted.

### Hallway

Floors are cream stone.

### Reception room

Floors are medium dark timber.

### Kitchen

Bulthaupt B3 Range. Floor finish is cream stone, base and tall unit finish are sand beige aluminium, worktop and splash back are white caesarstone with a grey vein, wall units are white lacquered timber. Island is sand beige aluminium with a black marble top with a white vein.

Appliances include integrated Miele:

- Single oven
- Combi microwave
- Steam oven
- Coffee machine
- Induction hob
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine fridge

### Master bedroom

Carpeted throughout with light grey wardrobe door. Wardrobe interior is dark grey veneer.

### Master bathroom

White marble flooring with white veined marble walls, bath and basin. Veneers are dark grey.

Bathroom fittings by Duravit, Bette, Dornbracht.

### Secondary bedrooms

Carpeted throughout with white painted wardrobe doors and grey interiors.

### Secondary bathrooms

Cream stone to floor, walls, bath and basin. Veneers are medium dark.

Bathroom fittings by Duravit, Bette, Dornbracht.

### Cloakroom

Cream stone flooring with dark grey marble walls and basin. Veneers are grey.

Cloakroom fittings by Duravit, Bette, Dornbracht.

#### Important Notice:

Please note that all aspects of the design and specification for Holland Park Villas are continuously reviewed and GC Campden Hill LLP reserve the right to make alterations to the design without notice.

A joint venture between four partners



Amcorp Properties  
Berhad