



3

BEDROOM
APARTMENT

VILLA D

APARTMENT 63

Plot D101

HOLLAND PARK
VILLAS

—
KENSINGTON W8

3

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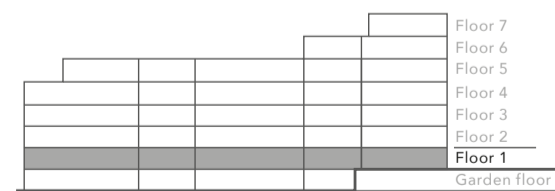
FIRST FLOOR

GROSS INTERNAL AREA 201 SQ M / 2,167 SQ FT
BALCONY 11.4 SQ M / 124.8 SQ FT

RECEPTION ROOM	5.7 x 4.4 M / 18.7 x 14.5 FT
KITCHEN/DINING ROOM	5.7 x 5.6 M / 18.7 x 18.3 FT
MASTER BEDROOM	5.5 x 7.4 M / 18 x 24 FT
BEDROOM 2	4.6 x 4.4 M / 15 x 14.5 FT
BEDROOM 3	4 x 4.4 M / 13 x 14.6 FT
BALCONY	5.2 x 2.2 M / 17.1 x 7.3 FT

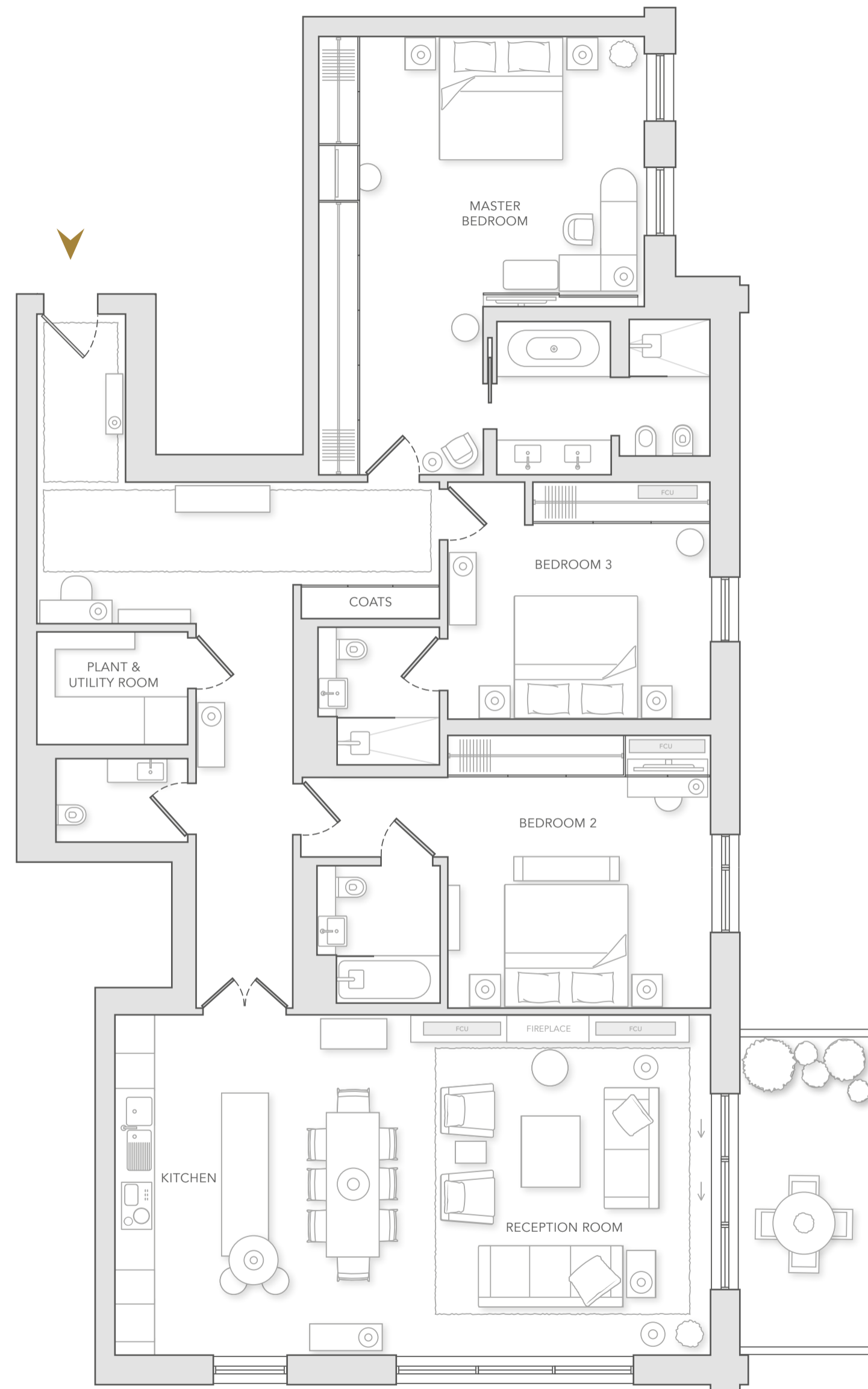


Floorplate



East façade

Scale 1:76



EXTERNAL SPECIFICATION

Natural moleanos stone façade with brick infills 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 a 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 room is 2750mm with coffer, 2750mm in master bedroom and 2600mm elsewhere.

AV, telephone and data systems

Secondary 5" in-wall touch screen in master bedroom and kitchen 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 ironmongery.

Internal doors are white painted.

Hallway

Floors are light oak timber.

Reception room

Floors are light oak timber.

Kitchen

Bulthaup B3 Range. Floor finish is light oak timber, base and tall unit finish is grey aluminium, worktop and splash back are white caesarstone, wall units are white lacquered timber.

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 dark grey wardrobe door. Wardrobe interior is dark grey veneer

Balcony

Medium dark timber planking with glass balustrade and matching timber handrail.

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 wallpapered wardrobe doors and dark grey veneer 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

