



Find a property in Holland Park

An essential guide

Holland Park is an elegant and hugely desirable area in which to live in West London. It offers its residents peace and tranquility in the form of the 54 acre park and a sense of grandeur in its impressive architecture.

Why Holland Park?

Holland Park is an elegant, leafy residential area on the western fringes of Central London. Partly due to its excellent transport links to the City and the West End, Holland Park remains a haven for wealthy professionals whilst its quiet sophistication is a lure to many well-known artists, musicians and authors. It boasts a fine array of property styles from white stucco fronted mansions on Holland Park crescent to Regency terraces and mansion flats. Sharing borders with Notting Hill, Kensington and Shepherd's Bush adds to the Holland Park appeal and leaves its residents spoilt for choice.

With a number of leading independent and state primary schools on its doorstep, it is no wonder that Holland Park is also a popular destination for families.

And, of course, the real selling point of this area in West London is the park itself. It is widely considered to be one of the most peaceful and romantic parks in West London. Don your wellies and explore the semi-wild woodland to give you a real 'country' feel or transport yourself to Japan whilst taking a stroll around the beautiful **Kyoto Garden**; a Japanese garden donated by the Chamber of Commerce of Kyoto in 1991.

House prices

Houses prices in Holland Park vary enormously depending on the particular road, availability of off-street parking, whether or not the property benefits from views and the condition of the property.

Average 2 bed apartment: **£1400-1600+ per sq ft**

Average 4 bed house: **£1800-1900+ per sq ft**

For the impressive white stucco fronted properties in Holland Park expect to pay **£2300+ per sq ft**.

Schools

There are plenty of excellent state and prep schools in and around Holland Park. Here are a few of the best:

Primary state schools

Fox Primary School, located on Kensington Place close to Notting Hill Gate tube station, boasts incredibly impressive rates of performance. It offers its pupils an enriched curriculum delivered by excellent teachers, rated Outstanding by Ofsted.

Saint Francis of Assisi Catholic Primary School is located on Treadgold Street, W11, close to Latimer Road tube station, rated Outstanding by Ofsted.

Independent Prep Schools

Norland Place School is a non-selective, co-educational school for boys aged 4-8 and girls aged 4-11. It is where George Osborne was educated in his early years and is located on Holland Park Avenue.

Hawkesdown House School is a pre-prep school for boys aged 3-8. It occupies a handsome building in Edge Street, just off Kensington Church Street and exudes its school Motto: "Endeavour, Courage and Truth".

Secondary Schools

St James Senior Girls' School is an independent school for girls that provides a rich learning environment for its pupils. It is located on Earsby Street, W14.

The Cardinal Vaughan Memorial School is a high achieving Roman Catholic voluntary aided public school for boys, formerly a grammar school. It sits in an enviable position on Addison Road, W14.

Travel and Commuting

- Holland Park sits on the western fringes of Central London and is ideally placed for travelling into and out of the city.
- Served by the Central Line (with a lift), giving you a fast commute across London.
- Nearest Overground Station is **Shepherd's Bush** with fast links to **Clapham Junction**, **Willesdon Junction** and **Stratford**.
- Holland Park is a stone's throw from the **A40/M40**, which provides direct access to **M25** and **Heathrow Airport**.
- Head to **Transport for London** to get all the up to date London public transport information.

Council Tax

Holland Park lies in the Royal Borough of Kensington and Chelsea where council tax generally starts at around £720 for Band A and goes up to just above £2140 for Band H. These charges exclude garden square levies that are charged to 46 garden squares within the Royal Borough.

Open Spaces

The West London area of Holland Park is home to a 54 acre park of the same name, often considered to be one of the most romantic and peaceful parks of West London. Considering its proximity to central London, it is hard to imagine that you are anywhere other than in the countryside as you take a stroll through the woodland area. It also provides a large open space dedicated to sports where many local schools enjoy their annual Sports Day. There are tennis courts, a cricket pitch with practice nets and an Alice in Wonderland inspired giant chess set.

The park is also home to **The Holland Park Ecology Centre**, which offers education programs that include nature walks, talks and outdoor activities for children.

Nestled within the park is the **Holland Park Café** that serves fresh, homemade, seasonal food and is open all year round. There is indoor and outdoor seating, the latter is popular with many a serious chess player soaking up the sunshine whilst pondering their next move. You may be lucky enough to sip your coffee alongside one of the many resident peacocks; a glorious sight in this west London oasis.

Out & About



Holland Park Avenue is a bustling road that leads from **Shepherd's Bush** in the west up to **Notting Hill Gate** and **Portobello**. Stop at one of the many coffee shops, lose yourself in **Daunt Books** or pick up some fine free-range or organic meat in the award winning **Lidgate Butchers**.

One of Holland Park's hidden gems is **Clarendon Cross**; a small 'village' on the borders of Holland Park and Notting Hill, known for its pastel coloured Victorian Terraces and mélange of unique shops and businesses. Indulge your culinary desires at **Summerill and Bishop**, a Provencal inspired kitchen wear haven, then pop over the road for lunch at **Julie's Restaurant**; a magnet for the ultra-cool London set and a local institution.

For fine dining, the **Belvedere Restaurant**, which was originally the Summer Ballroom to the Jacobean Holland House mansion, offers superb cuisine in a particularly tranquil setting.

What the locals say

"Love the tranquility of Kyoto Gardens in Holland Park and dinner at The Belvedere." Nina, W11

"Sophie Gass for manicures and pedicures and the great @JoshWoodColour for hair. Edera for Italian on Holland Park Avenue." @Sophie_Gass

"I like the organic cafes with nice views and it is just 10 minutes from Oxford Circus." @saraothm

"Head over to the Roof Gardens on High Street Kensington at the top of the old Derry and Toms store!" @ypldn

"So much I love about the Holland Park area. The Ladbroke Arms for all year round good food and drinks, Holland Park Opera and, of course, our beautiful park." Jane, W11



Something for the weekend

- Lose yourself at **Sophie Gass** a haven for one off fashion pieces and accessories, which also offers luxury manicures and pedicures. Sophie Gass is a place to relax, socialize and shop in the heart of Holland Park.
- Head to **Leighton House Museum** on Stafford Terrace, the only purpose built studio-house open to the public in the United Kingdom. Enjoy viewing a fascinating collection of paintings and sculpture by the Victorian artist Frederick, Lord Leighton.
- During the summer months, an absolute must see is **Opera Holland Park**. Each year it produces an annual season of opera performances, which it stages within the park in the fragmentary ruins of Holland House. In the build up to this season, hire a tennis court and enjoy a pre-Wimbledon knockabout whilst listening to the opera rehearsals filling the Holland Park air.
- Enjoy one of the best Sunday Roasts in West London at the **Ladbroke Arms**, tucked away on Ladbroke Road, W11. On a sunny day, relax outside on the pretty terrace where you will be surrounded by an award winning display of hanging baskets.



If you would like to find out how **No Place Like Home** can assist with your **Holland Park** property search, please visit www.nplhome.co.uk or call Harriet Rowlands on +44 (0) 782 532 1564 to discuss your property search requirements.