

— ACCESS ALL AREAS —

# HOLLAND PARK

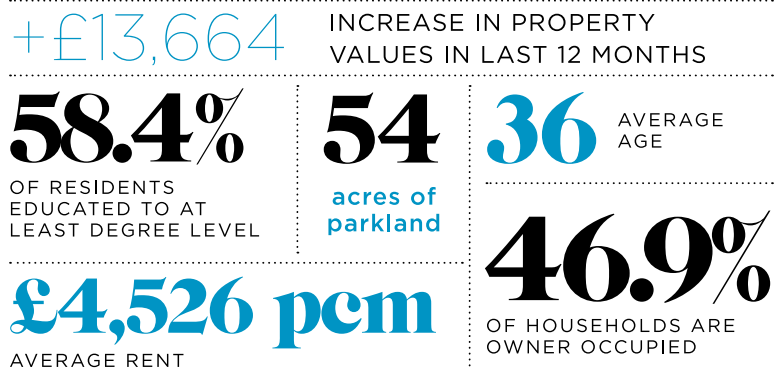




**“Holland Park offers the perfect blend of peaceful residential living in a central location. It has an abundance of cafés and shops, and the green open spaces of the park itself. On the whole the architecture is impressive with flats of various sizes, and houses ranging from small quaint cottages to large imposing detached Victorian villas. With easy links into the city and exceptional schools, Holland Park is a popular choice for both local and international buyers.”**

Iain Begg, Chestertons

**I**raditional pub grub sits alongside haute cuisine, the plush greenery of Holland Park itself – said to be London’s most romantic – houses a burgeoning opera house, and the hustle and bustle of Portobello Market is mere minutes away from the tranquility of the ancient Orangery. The famous peacocks strutting around the park’s grounds add the finishing touches to what is undoubtedly one of London’s most exclusive locations. As renowned for jauntily coloured terraces as it is for its imposing mansions, the area is an architect’s dream. Particularly impressive is the red-brick Gothic-style tower, a 19th century replica of Welsh Castell Coch that was renovated in the 1960s by Richard Harris.



### LOCAL HERO



#### FLAT THREE, W11

A new kid on the chopping block, this eatery opened in April and is already a local fave. The brainchild of Juliana Kim Moustakas and head chef Pavel Kanja, Flat Three offers a diverse mix of Japanese, Scandinavian and Korean cuisines, as well as a selection of rude-not-to craft cocktails. Diners can choose à la carte, or an extensive tasting menu consisting of seven courses, while sharing plates allow visitors to create their own unique menus. **Kinleigh Folkard & Hayward’s Simon Corringham** was pleased with his recent dining experience, telling us, “I had a cracking night out with a great group of friends.”

120-122 Holland Park Avenue, W11 (020 7792 8987; flatthree.london)



### LITTLE BLACK BOOK

**Christopher Sharp, co-founder and CEO of The Rug Company, takes a trip down memory lane in Holland Park**

When my wife and I got married in 1984 (we were barely adults!) we lived on Holland Park Avenue above a grocery store. Yesterday, I remarked to my wife Suzanne that one of the wonderful things about this part of London is that it really hasn’t changed. Our friendly grocer is now a laundrette, and shops and restaurants have come and gone, but it all looks quite similar. Lidgate’s, probably the most expensive and certainly the best butcher on the planet, is going strong. Michanicou Bros, selling only the juiciest fruit and the tastiest vegetables, still fills countless brown paper bags. But we have had an explosion of coffee shops, which has made walking down the Avenue feel somewhat like running a coffee and croissant gauntlet. I can just manage, on a good day, to get past the first four cafés with their wafting, compelling smells, but the fifth and sixth are next to impossible!

124 Holland Park Avenue, W11 (020 7908 9999; therugcompany.com)

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## STREET-HEARTS

### Holland Park Avenue

Running from Notting Hill to Shepherd's Bush, this is the main thoroughfare, where you'll find shops galore, restaurants, cafés and the tube station. Look out for local favourites Lidgate the butcher and Daunt Books.

### Clarendon Cross

The heart of the village area, not strictly a street, this fashionable enclave is home to art galleries, specialist shops and trendy boutiques – we love fashion store The Cross, Summerill & Bishop kitchen shop and the super-luxe Cowshed Spa.

### The Royal Crescent

This stucco-fronted crescent of terraces was inspired by its namesake in Bath, and designed by Robert Cantwell. Now Grade II listed, with its stunning communal garden it is a true haven of tranquility.



## SCHOOLS

### Norland Place School

Co-ed, non-selective, proprietary school for boys aged 4-8 and girls aged 4-11

### The Cardinal Vaughan Memorial School

Catholic secondary school for boys

### Tabernacle School

Independent Christian school for children aged 3-16 years

### Holland Park School

Community secondary academy with an outstanding Ofsted rating



## TRANSPORT

Lucky you, options abound: whilst you're close enough for a leisurely stroll into town through Hyde Park, you might prefer to hop on to the Central line at Holland Park, wander along to Notting Hill Gate for access to the Circle and District lines, or head west to Shepherd's Bush, where the Overground will take you from Stratford to Clapham Junction and anywhere in between.

## LOCAL HERO



### SPECK, W11

You might not immediately spot this traditional Italian delicatessen, well hidden as it is off Holland Park Avenue. But any discerning deli doyenne will tell you its culinary delights are well worth a quick search. Amassing rave reviews online, its specialities include fresh egg pasta, olive oil, Italian cheeses and salami – delectable foodstuffs that are grabbing locals' attention, despite its inconspicuous location. **Savills' Grace Collier** enthuses, "Speck has a great selection of amazing cured meats as well as gorgeous prepared meals. The vegetarian lasagne is not to be missed – delicious! (Or should that be *delizioso*?)" Anyone for lunch? 2 Holland Park Terrace, Portland Road, W11 (020 7229 7005)

## FAMOUS RESIDENTS PAST & PRESENT

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Elton John

Paul McCartney

The Beckhams

Robbie Williams

Jimmy Page

Simon Cowell

Sir Richard Branson

Michael Winner

Edina Monsoon

Bryan Ferry

Brian May

### • ON LOCATION •

The home of our favourite fictional PR gal, *Ab Fab*'s Eddie Monsoon, is visited by *HELLO!* magazine in series two. When asked, "where is this – Shepherd's Bush?" an offended Eddie brusquely retorts: "Holland Park! Holland Park! It's not the outskirts either, it's not the edge of Holland Park. This is the rich heartland of Holland Park here, alright?" Some 20 years later, its status as one of London's most fashionable neighbourhoods prevails.



**“Over the past four months, sales volumes have doubled, and prices of sold properties have recovered by five per cent following a modest slide in previous months as investors – both local and from south east Asia in particular – have enjoyed historically low borrowing costs and a greater selection of properties to purchase.”**

Simon Corringham,  
Kinleigh Folkard & Hayward

## H O T P R O P E R T I E S



### ILCHESTER PLACE, W14

You wouldn't know it from its stately exterior, but this grand seven-bed abode has been extensively remodelled and extended to allow for the very best in luxury modern living. With over 10,000 sq ft of living space comprising eight bath/shower rooms, two kitchens, a gym and swimming complex with hot tub and sauna, the house is nothing short of a sanctuary.  
POA, Savills (020 7727 5750; savills.com)



### HOLLAND VILLAS ROAD, W14

Forming part of the Holland Park Conservation Area, this imposing detached villa comes with planning consent to provide a whopping 14,229 sq ft of luxury accommodation. Indeed a rare opportunity, the grand residence sits on the favoured side of the road backing onto the beautiful gardens of Addison Road. Best look lively!  
£25 million, Beauchamp Estates (020 7499 7722; beauchamp.co.uk)



### HOLLAND PARK AVENUE, W11

Boasting one super-sleek conversion, this four-bed, four-bath family home is a grand and gated affair that combines period scale with ultramodern interiors. Its stylish integrated kitchen with Miele appliances is a must-see, as is each show-stopping designer bathroom. But a beautiful first floor roof terrace proves the pièce de résistance.  
£4,500 per week, Bective Leslie Marsh (020 7795 4288; bective.co.uk)



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## • ON LOCATION •

As if to corroborate Holland Park's reputation for romance, Brit sitcom *As Time Goes By* was set here. Forming a picturesque backdrop of quintessential Englishness, we see plenty of the park as well as the area's period architectural charm in the much-loved TV comedy. Lionel's flat is located on Holland Park Gardens, while you'll find Jean's famous front door on St. James's Gardens.



## • HISTORY •

Holland Park Avenue was once a busy Roman road running through the forest, which would eventually become London. The forest was later turned into farmland, and in 1605 Holland House was built – surrounded by a 500-acre estate extending south almost to the Fulham Road. The Jacobean mansion was badly damaged during the Blitz, but the ruins still remain and can be seen today in the park.



## LOCAL HERO C. LIDGATE, W11

Beauchamp Estates' Penelope Court recommends this local gem of a butchers, saying it's "a fine family establishment started by the current owner's great great grandfather in 1850." Indeed, Lidgate's, as it's affectionately known, is now in the capable hands of Danny, who represents the fifth generation of Lidgates at the helm. But its appeal doesn't end with its fascinating family history. Specialising in homemade sausages, an extensive selection of cheeses, and some award-winning made-to-order pies, C. Lidgate – and its online shop – is as popular with Holland Park locals today as it was with its late Victorian sausage-loving clientele.

110 Holland Park Avenue, W11 (020 7727 8243; lidgates.com)



**"Holland Park is one of London's most elegant areas with a wealth of attractions and character – some quite unexpected. The Kyoto Gardens are an unusual feature to find in an English park, but they sit well here, and are stunning as autumn approaches. One of London's smaller museums, Leighton House is a hidden gem for art lovers: it's a remarkable building and contains a fascinating collection of paintings and sculpture by Lord Leighton and his contemporaries."**

Penelope Court, Beauchamp Estates

## AGENTS SERVING HOLLAND PARK

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### Ancombe & Ringland

020 7727 7227  
anscombes.co.uk

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### Bective Leslie Marsh

020 7221 4805  
bective.co.uk

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### Beauchamp Estates

020 7499 7722  
beauchamp.co.uk

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### Benham & Reeves Residential Lettings

020 3468 2008  
brlets.co.uk

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### Chestertons

020 3040 8585  
chestertons.com

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### Cluttons

020 7371 3600  
cluttons.com

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### Goldschmidt & Howland

020 7289 6666  
g-h.co.uk

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### Hamptons

020 7034 0404  
hamptons.co.uk

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### Kinleigh Folkard & Hayward

020 3199 8051  
kfh.co.uk

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### Knight Frank

020 7938 4311  
knightfrank.co.uk

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### Savills

020 7727 5750  
savills.co.uk