



HOLLAND PARK GATE
LODHA

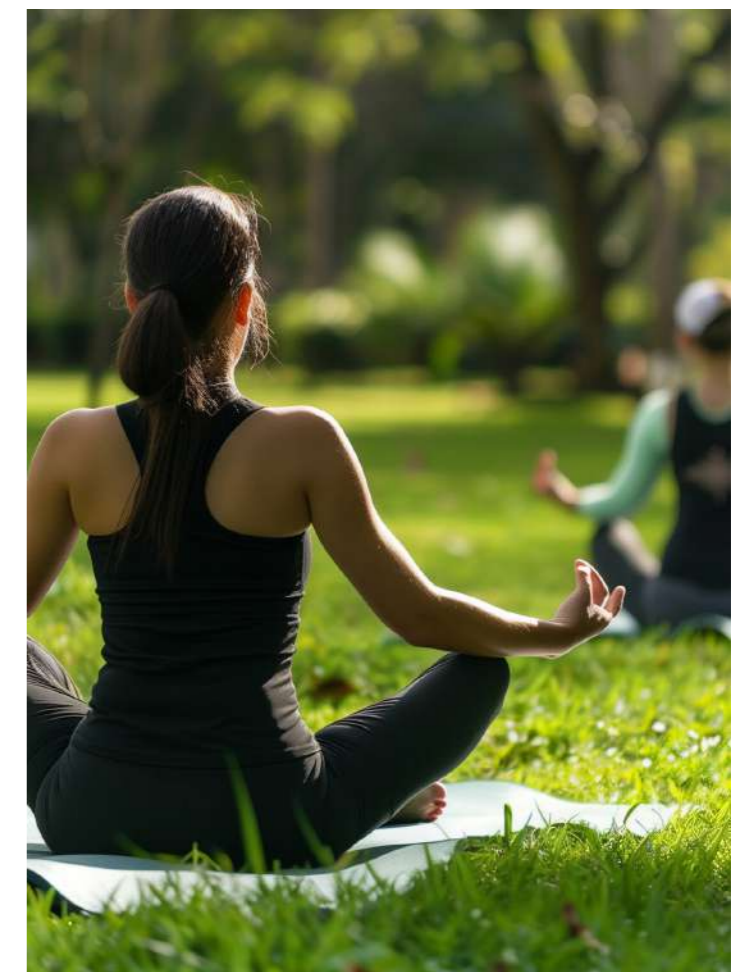
RESIDENCE

11



3 Bedrooms • 2,885 sq ft

Live *Beautifully*



Holland Park Gate is the latest project from Lodha, an established leader in the luxury real estate market. An impressive portfolio of London developments, including Mayfair's highly-acclaimed No.1 Grosvenor Square, demonstrates Lodha's dedication to creating exceptional homes that blend timeless elegance with modern luxury.

Located on a vibrant corner of High Street Kensington, Holland Park Gate offers residents a unique way of life defined by a sense of balance. Residents will enjoy proximity to many of London's finest restaurants, cultural landmarks and members clubs, along with the tranquillity and space offered by neighbouring Holland Park's 54 green acres.

Resident services are delivered by Lodha, with a dedicated team providing discreet, five-star hospitality tailored to individual needs. From everyday assistance to bespoke arrangements, each detail is thoughtfully managed to support a calm and effortless way of living

“Life at *Holland Park Gate* is defined by a sense of *balance*”





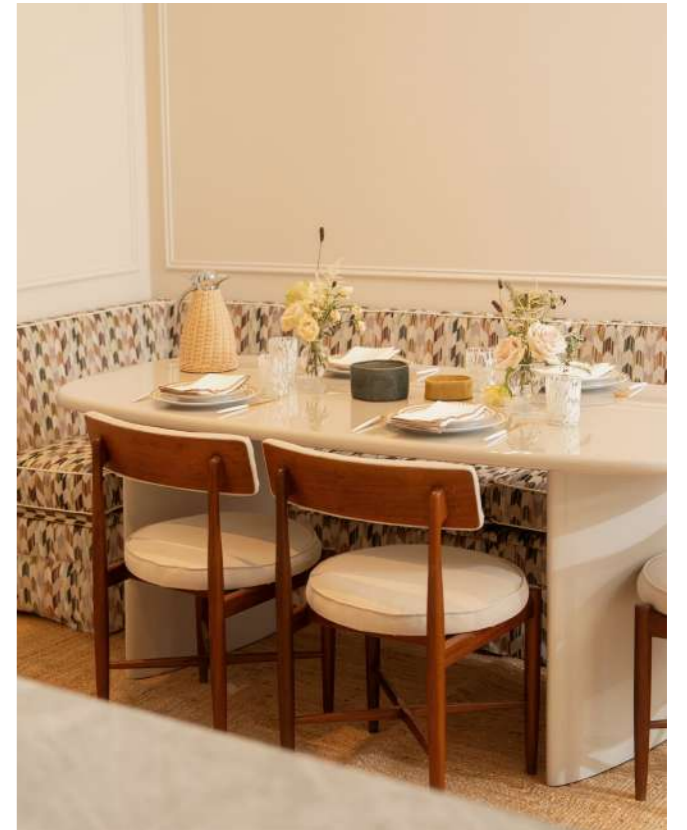
Residence II

Residence 11 at Holland Park Gate is a three-bedroom townhouse arranged across the ground and upper ground floors, offering approximately 2,885 sq ft of internal space. Accessed via a private entrance from the landscaped courtyard, the residence provides a sense of arrival more commonly associated with a standalone home, while remaining within the security and service of the development.

The ground floor is dedicated to living and entertaining, where a series of well-proportioned rooms create both openness and definition. A generous living room is complemented by a separate

kitchen and dining room, allowing more formal entertaining to take place independently from day-to-day living. These spaces extend onto private terraces, creating a natural connection between the interior and the courtyard setting.

The upper ground floor forms a more private domain, with three bedrooms arranged to provide a sense of calm and separation from the social spaces below. The principal suite includes a dressing room and en suite bathroom, while two further bedrooms and additional bathrooms offer flexibility for family life or guests.





Specifications

RESIDENCES

- Interior design by Bowler James Brindley

INTERNAL SPECIFICATION – WALLS, FLOORS AND CEILINGS

- Partition walls are skim-coated with a paint finish and painted skirting
- Plasterboard ceilings on a metal framework with a painted finish
- Natural stone floor to entrance foyer, master bathrooms and powder rooms (in smaller units the timber flooring extends into the entrance lobby)
- Prime grade European Oak engineered timber flooring in reception, dining room, living room, bedroom & dressing rooms
- Circa 2.7m ceiling heights in principal residence rooms

AV, TELEPHONE AND DATA SYSTEMS

- Incoming BT Openreach fibre optic and Hyperoptic broadband
- A video entry system
- Heating / independent underfloor heating
- Independent underfloor heating
- Air filtration and supplementary boost heating where appropriate in principal rooms
- Heated towel rails in bathrooms

LIGHTING

- Lighting control system
- Aesthetically coordinated energy-efficient lighting design

JOINERY

- Solid wood-finished door frames with high quality range of ironmongery
- Bespoke hand-crafted joinery
- Separate walk-in wardrobes in primary suite (selected larger residences)

KITCHEN SPECIFICATION

- Ergonom© kitchens
- Natural stone worktop
- Island counters available for selected residences, with integrated lighting and dedicated seating area
- Under mounted sink with incinerator/waste disposal
- Instant hot water and chilled filtered water tap
- Integrated Miele appliances
- Wolf, Subzero and Gaggenau appliances to penthouse residences
- Washer-dryers located in cupboards or utility rooms outside of the kitchen (separate washing machine and tumble dryer in 3-bed plus residences)

BATHROOM SPECIFICATION

- Primary bathrooms
- Natural stone flooring
- Natural stone to walls and bath surround
- Bespoke vanity unit with natural stone top
- Bespoke cabinetry with integrated shelving
- Separate toilet and shower enclosure in larger master bathrooms (fluted glass)
- Bathroom fittings by Duravit, Geberit, Hansgrohe and Bette
- Heated towel rail
- Shaver sockets
- Mirrors



UTILITY ROOMS

- Utility rooms in selected residences
- Quartz worktop

PRIMARY SUITE SPECIFICATION

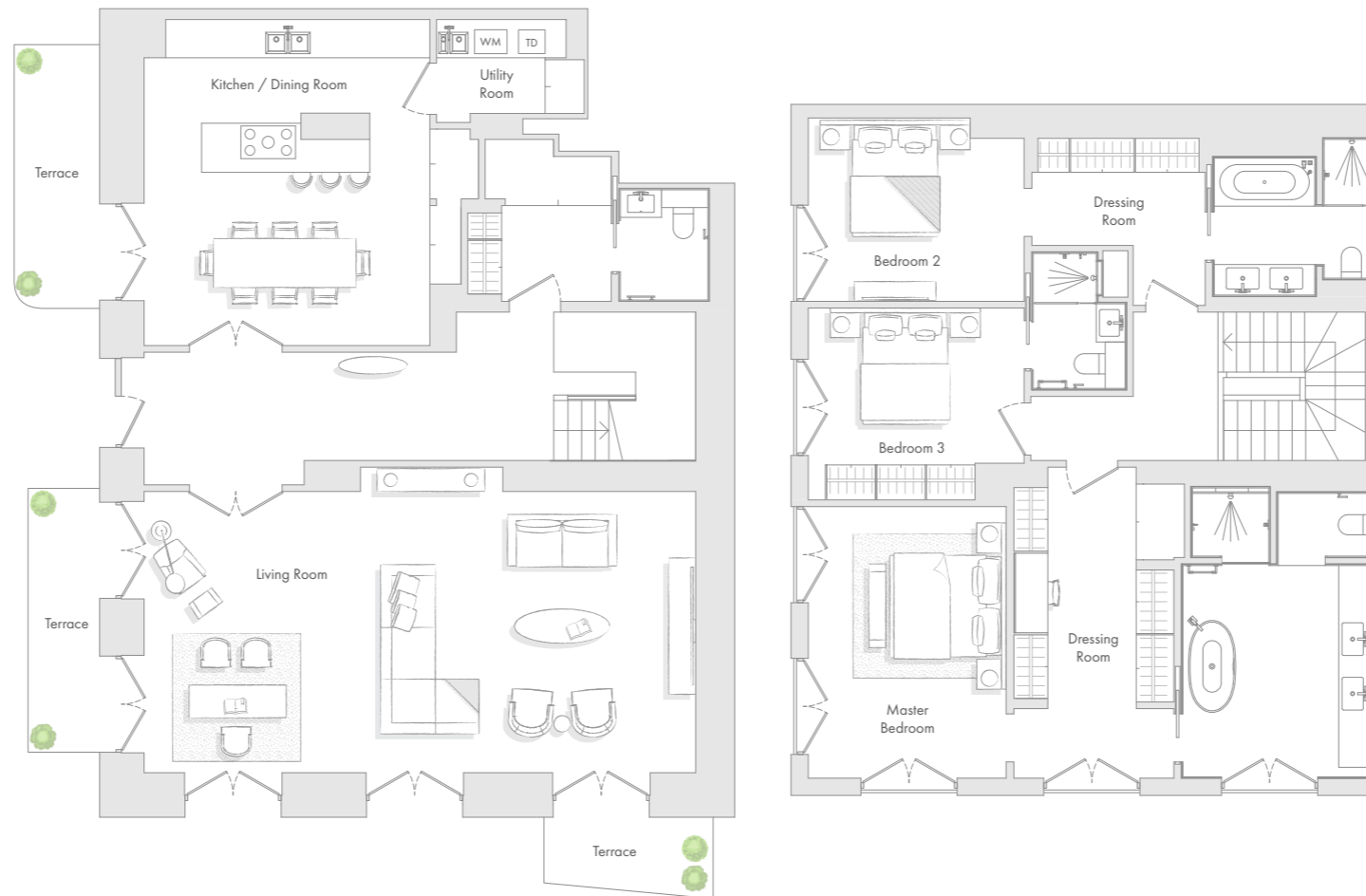
- Separate walk-in wardrobes in primary suite (selected larger residences)
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

BEDROOM SPECIFICATION

- High quality engineered timber flooring
- Painted walls
- Fitted wardrobes
- Satin lacquer door fronts to guest bedroom wardrobes
- Bedside table power; light switch, double socket with USB charger, data and 5amp socket
- TV point
- Ceiling heights circa 2.7m

Not all specifications and features available to Suites* Or equivalent as may be determined by Project Architector Interior Designer

Residence II



RESIDENCE II

Ground & Upper Ground Floors 3 bedrooms

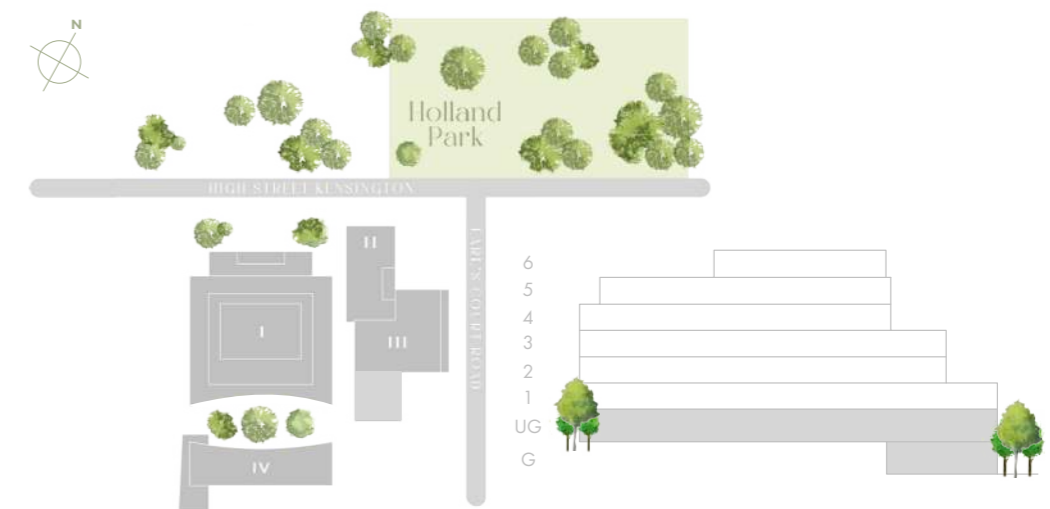
Living Room	10.56 x 5.61m	34'8 x 18'5
Kitchen / Dining Room	5.69 x 5.27m	18'8 x 17'3
Master Bedroom	4.97 x 3.62m	16'4 x 11'11
Bedroom 2	3.95 x 3.36m	12'11 x 11'0
Bedroom 3	3.95 x 3.46m	12'11 x 11'4

Ground Floor		
Internal Area	141 sq m	1518 sq ft
External Area	17 sq m	179 sq ft
Upper Ground Floor		
Internal Area	127 sq m	1367 sq ft
Total Internal Area	268 sq m	2885 sq ft
Total External Area	17 sq m	179 sq ft

Approx. scale 1:150



Drawn for illustration and identification purposes only.

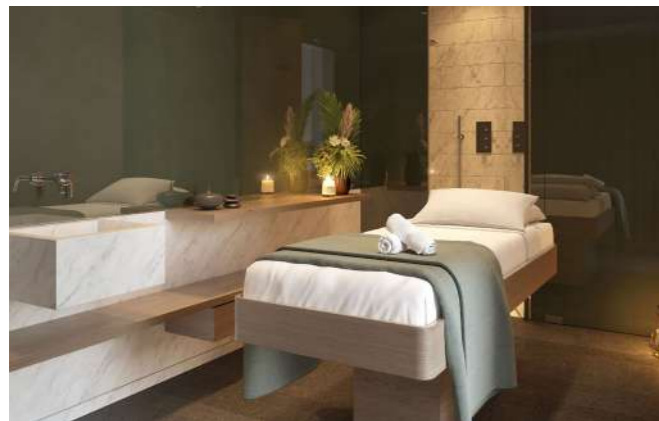
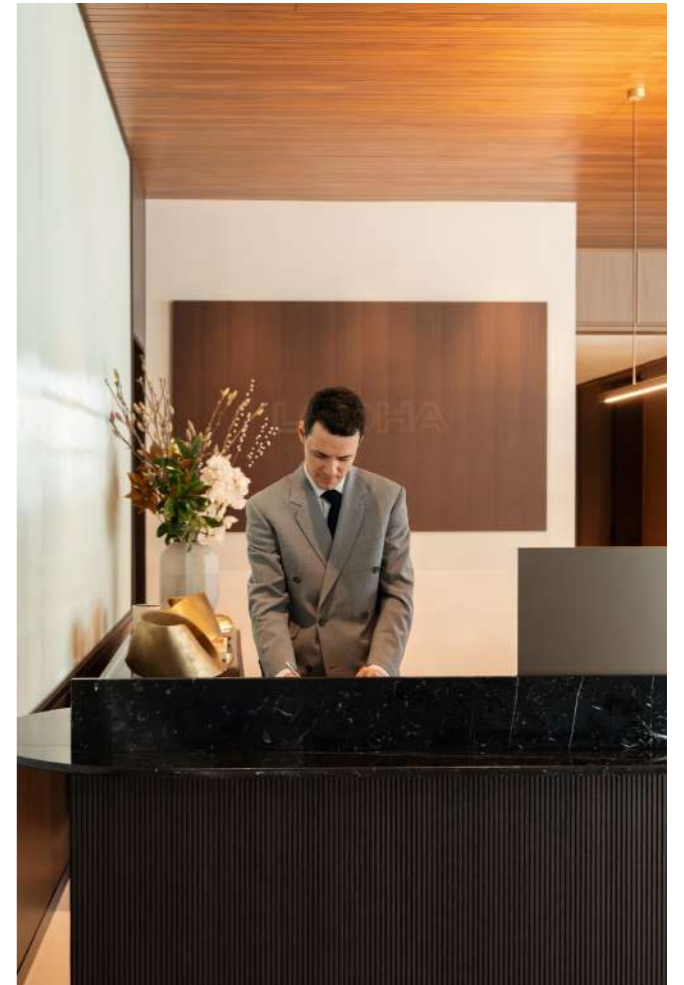




Five-Star Services

A considered approach to service underpins daily life at Holland Park Gate. A dedicated 24-hour concierge and security presence ensures reassurance and continuity, offering discreet support shaped around individual routines. From managing arrivals to coordinating day-to-day arrangements, assistance is attentive yet unobtrusive.

Five-star hospitality services extend beyond the essential, including a resident House Car for local journeys and the ability to accommodate bespoke requests. Each detail is handled with quiet precision, enhancing ease of living while maintaining a sense of calm and privacy.



The Health Club & Spa

Designed to help residents prioritise their health and wellbeing, the Health Club & Spa includes:

- 25m swimming pool, perfect for relaxation or a more vigorous workout
- Sauna and steam rooms to aid recovery and detoxification
- Male & female changing rooms
- Treatment rooms with therapies provided by leading practitioners
- Fully equipped gym with different zones to suit various fitness needs
- Family room equipped for recreation and learning



