



St Anns Villas W11

Price £785,000 Share of Freehold

GARDINER
RESIDENTIAL

St Anns Villas W11
Price £785,000 Share of Freehold

This beautifully finished two double bedroom apartment occupies the entire first floor of a period Victorian building in central Holland Park and benefits from impressively high ceilings and fabulous light, with large windows throughout. The open-plan reception and dining room makes an impressive welcome and leads tot the kitchen with its beautiful featured arch window. There is a modern bathroom and two double bedrooms with fitted wardrobes.

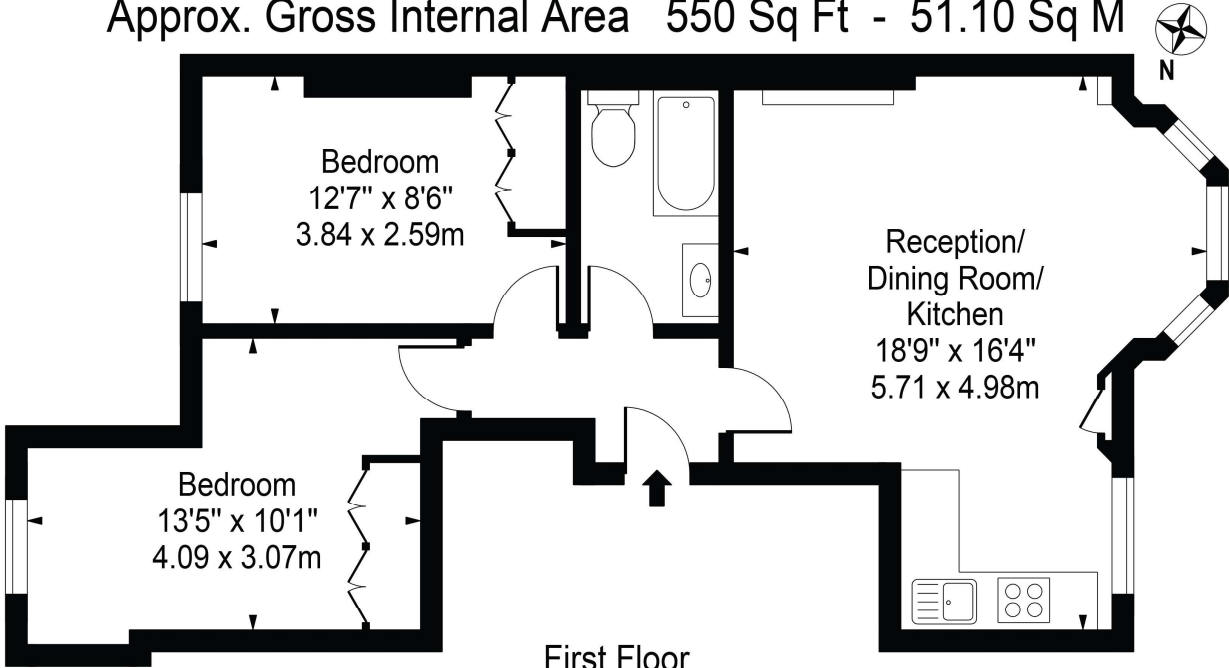
The property is sold with Share of Freehold and no onward chain.

St Anns Villas is perfectly positioned and ideally located minutes' walk from Westfield and the surrounding amenities in Notting Hill, and the famous Julie's restaurant as well Casa Cruz and 6 Portland Road. Transportation is brilliant with Holland Park and Shepherd's Bush Underground Station minutes' walk and the A40, the A4, and the overground are also easily accessible as are the beautiful green spaces of Holland Park.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 Plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
75	81
EU Directive 2002/91/EC	
England & Wales	

St. Ann's Villas

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

4a Spring Bridge Road, Ealing, London W5 2AA Tel: 020 8579 5242 Email: info@gardinerhomes.co.uk www.gardinerhomes.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

G852 Printed by Ravensworth 01670 713330

