



Top Floor Flat 36 St James`s Gardens, Holland Park W11

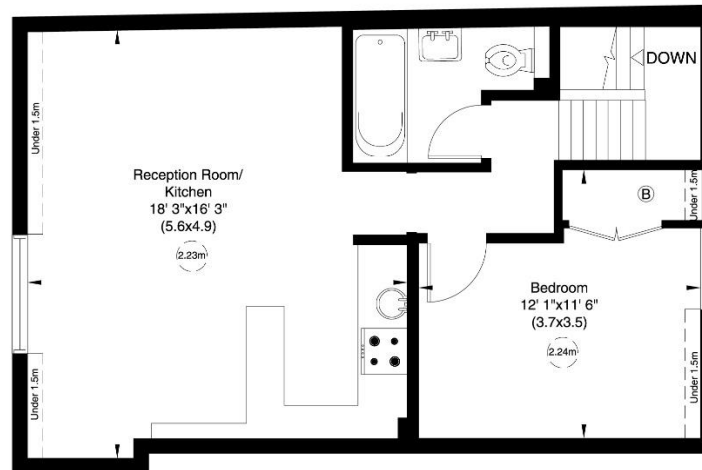
# Saint James's Gardens, W11

Gross internal area (approx.)  
 50 Sq m (540 Sq ft) Including Under 1.5m  
 49 Sq m (526 Sq ft) Excluding Under 1.5m  
 For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Top Floor Flat, 36 St James's Gardens, Holland Park, London, W11 4RF

A delightful top floor flat which is located in St James Gardens with access to the communal garden.

Terms: \* Furnished \*EPC Rating: -D

Royal Borough Of Ken & Chelsea

Price £325 pw



**JOHN WILCOX**  
 & Co.  
 020 7602 2352  
[www.johnwilcoxandco.com](http://www.johnwilcoxandco.com)

For Clarification purposes we wish to inform all interested parties that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings