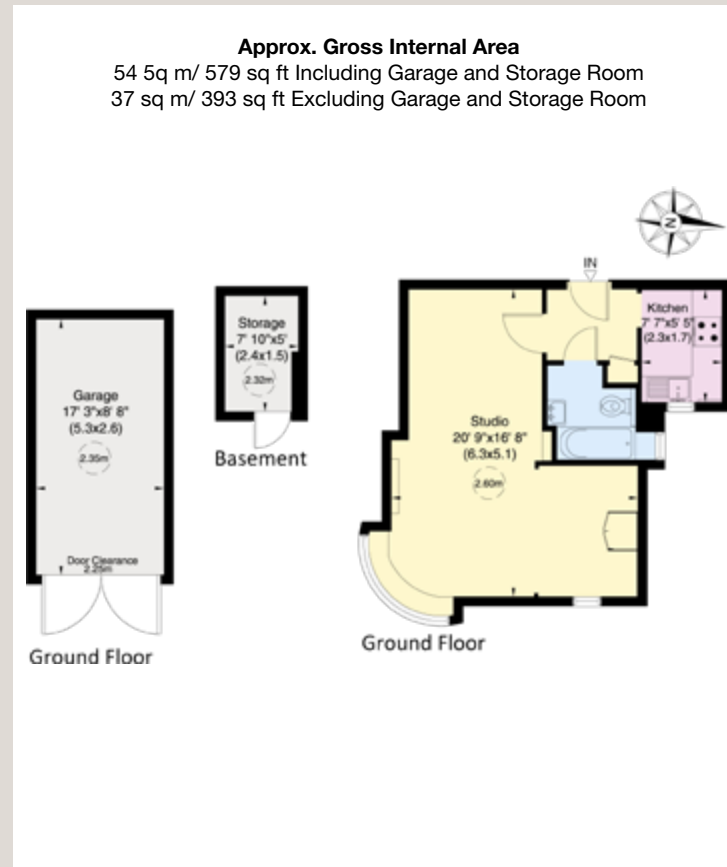




# Norland Square Mansions,

W11



## Norland Square Mansions, W11

A well-presented studio apartment in the heart of Holland Park, in a portered Art Deco block. The apartment has access to Norland Square communal gardens, which has a children's playground and a tennis court.

Conveniently situated on the ground floor of the building, the apartment has a separate kitchen and bathroom, with an entrance hall leading to a generous room split between a reception room and sleeping area. The apartment has the benefit of a secure storage room in the basement, and an off-street lock-up garage to the rear of the building accessed through electric gates.

Norland Square is one of the most sought-after communal garden squares in Holland Park and is only moments away from the many and varied local shops and excellent transport links at Holland Park Avenue, the Underground Station (Central Line) providing direct access to the City and West End. The Overground Line at the nearby Westfield Centre offers a direct link to Clapham Junction.

## Terms

**Tenure** Leasehold, 132 years remaining  
**Service Charge** Circa£4000 per annum including reserve fund

**Ground Rent** Nil

**Council Tax** Band C

**EPC Rating** C

**Local Authority** The Royal Borough of Kensington and Chelsea

**Price** £550,000 Subject to Contract

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

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