



Holland Park, W11



Approx. Gross Internal Area
1277 sq ft (119 sq m)



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A two bedroom, two bathroom third floor apartment in one of Holland Park's sought after Italianate villas. With recently refurbished common parts, the building has tremendous appeal. Being on the top floor there are wonderful West London rooftop views from the front of the apartment, and to the rear from a balcony just off the kitchen. The open spaces of Holland Park are a short walk away, as are the cafes, restaurants and shopping of nearby Holland Park Avenue, Notting Hill and Westfield.

Please note – images of furnishings are digitally generated.

Terms

Tenure	Leasehold 187 years remaining	Service Charge	Circa £6500 per annum
Council Tax Band	G	Ground Rent	Peppercorn
EPC Rating	D	Reserve Fund	£2000 per annum
Conservation Area	Holland Park Conservation Area	Price	£2,000,000 subject to contract
Local Authority	The Royal Borough of Kensington and Chelsea		

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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.