



HOLLAND PARK  
W11



This exceptional three bedroom apartment (2,180 sq ft / 203 sq m) is on the raised ground floor of a grand Italianate stucco-fronted villa in Holland Park. Ceiling heights throughout the principal rooms are 3.8 metres which, together with large windows, lend the accommodation an elegance rarely found. The main reception room is quietly situated to the rear of the building facing west over beautiful gardens, with access onto a private west-facing landscaped terrace, and there is a large formal dining room at the front.





The tranquil open space of Holland Park is just a stone's throw away, whilst Holland Park Avenue, Clarendon Cross and nearby Notting Hill provide an array of shops, bars and restaurants which are all within walking distance. The neighbourhood is well connected to the West End and the City via the Central Line.

- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- 2,180 sq ft / 203 sq m
- Furnished
- Separate kitchen
- Wood floors
- West-facing garden views
- Private terrace
- Holland Park



**APPROXIMATE GROSS INTERNAL AREA**

2,180 sq ft  
202.60 sq m

**APPROXIMATE TERRACE AREA**

253 sq ft  
23.58 sq m

**TOTAL INCLUDING TERRACE**

2,433 sq ft  
226.18 sq m



| Energy Efficiency Rating                 |   | Current                | Potential |
|--|---|------------------------|-----------|
| 95-100                                   | A |                        |           |
| 81-94                                    | B |                        |           |
| 69-80                                    | C |                        |           |
| 55-68                                    | D |                        |           |
| 39-54                                    | E |                        |           |
| 21-38                                    | F |                        |           |
| 1-20                                     | G |                        |           |
|  |   | 66                     | 89        |
| Accuracy advised - register energy costs |   | EPC Number: 1002/91/00 |           |
| England & Wales                          |   |                        |           |