



89 HOLLAND PARK
LONDON W11



MARK TUNSTALL
PROPERTY

Holland Park, W11

APPROX. GROSS INTERNAL AREA *
3043 Sq Ft - 282.77 Sq M
(Excluding Vaults)

APPROX. GROSS VAULTS AREA *
311 Sq Ft - 28.98 Sq M

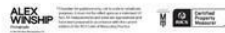
TOTAL APPROX. GROSS INTERNAL AREA *
3355 Sq Ft - 311.75 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height



LOWER GROUND FLOOR



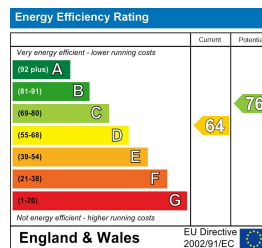
An exceptional four bedroom apartment (approximately 3,355 sq ft / 311 sq m) on the garden level of a grand Italianate stucco-fronted villa in Holland Park, with direct access from the principal rooms onto a large private west-facing garden measuring 68' x 62' (20.5m x 19m) which lends the property a 'country house' feel difficult to find elsewhere in central London. Featuring stone or herringbone wood floors throughout the main areas, bedrooms are carpeted and the property features a Smallbone kitchen and quality marble bathrooms.

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.

Deposit: equivalent to six weeks' rent. Minimum tenancy length: 12 months. Council Tax: Band H.

Furnished/unfurnished
Viewing strictly by appointment
with
Mark Tunstall Property

- 4 bedrooms
- 2 reception rooms
- Furnished / Unfurnished
- Study
- Large private garden
- 4 bathrooms
- 3,355 sq ft / 311 sq m
- Large eat-in kitchen
- Own private entrance
- Holland Park



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IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED. A COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.