



Flat 1

89

Holland Park W11



An exceptional lateral garden apartment offering spacious accommodation, featuring one of the best private gardens in the surrounding area – west facing and spanning 68' x 62' (20.5m x 19m). As an end-of-terrace property, it benefits from additional width, measuring approximately 18m (59ft) wide.

The property has secure gated access to its own private entrance to the main residence and a side entrance to the garden. Accommodation includes a reception room, a spacious family kitchen and dining area and a study (all with direct access to the garden) along with 3 bedrooms and bath or shower rooms plus a studio that can either be accessed internally or as a separate annex.

As part of a grand Italianate stucco-fronted villa in Holland Park, this remarkable property has superb proportions, excellent ceiling heights and expansive windows, enhancing its elegance and grandeur.

Presented in excellent order throughout, it showcases striking stone and herringbone wood flooring and includes a bespoke Smallbone kitchen and high quality marble bathrooms.



Reception Room



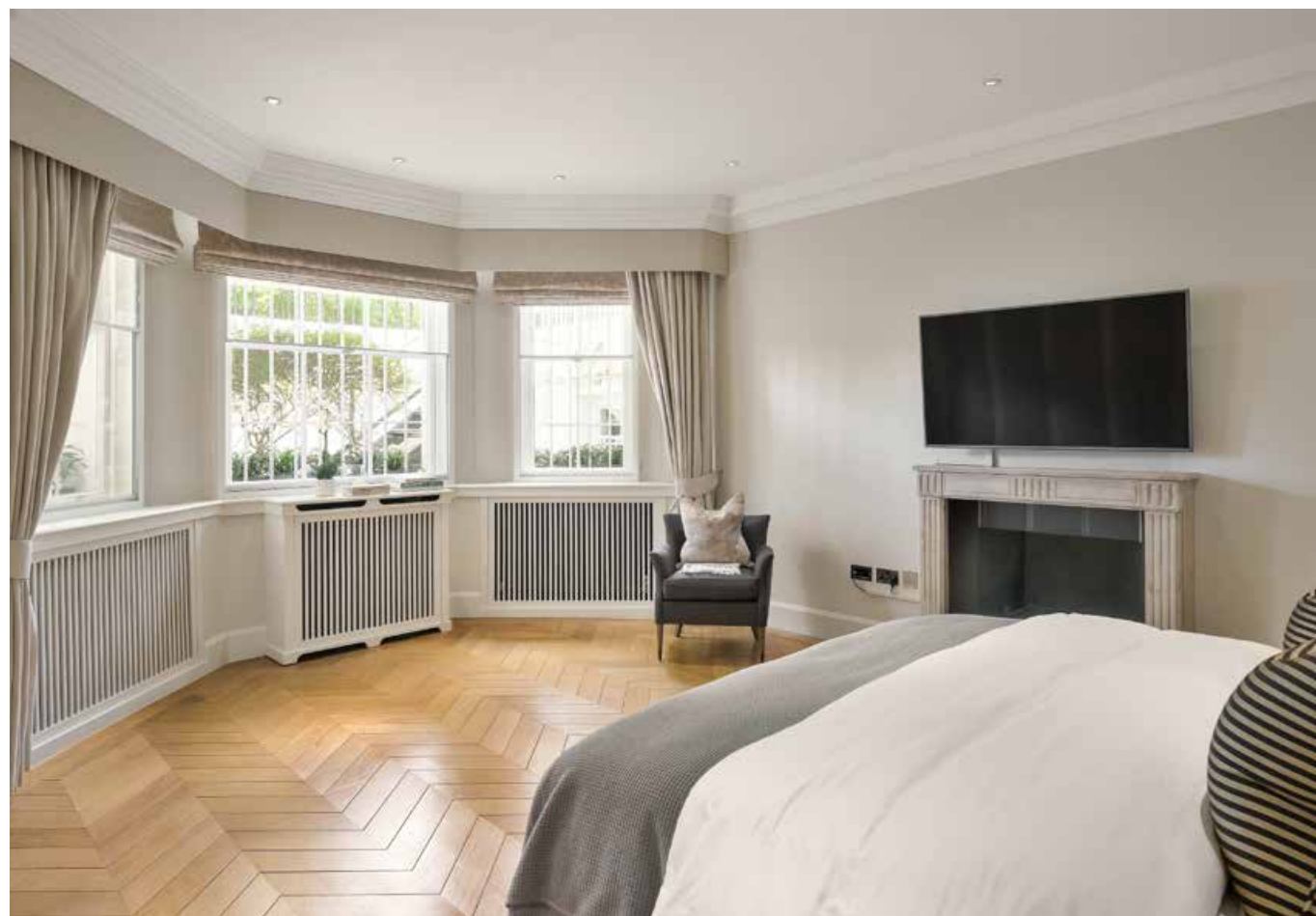




Above
Study

Right
Entrance Hall





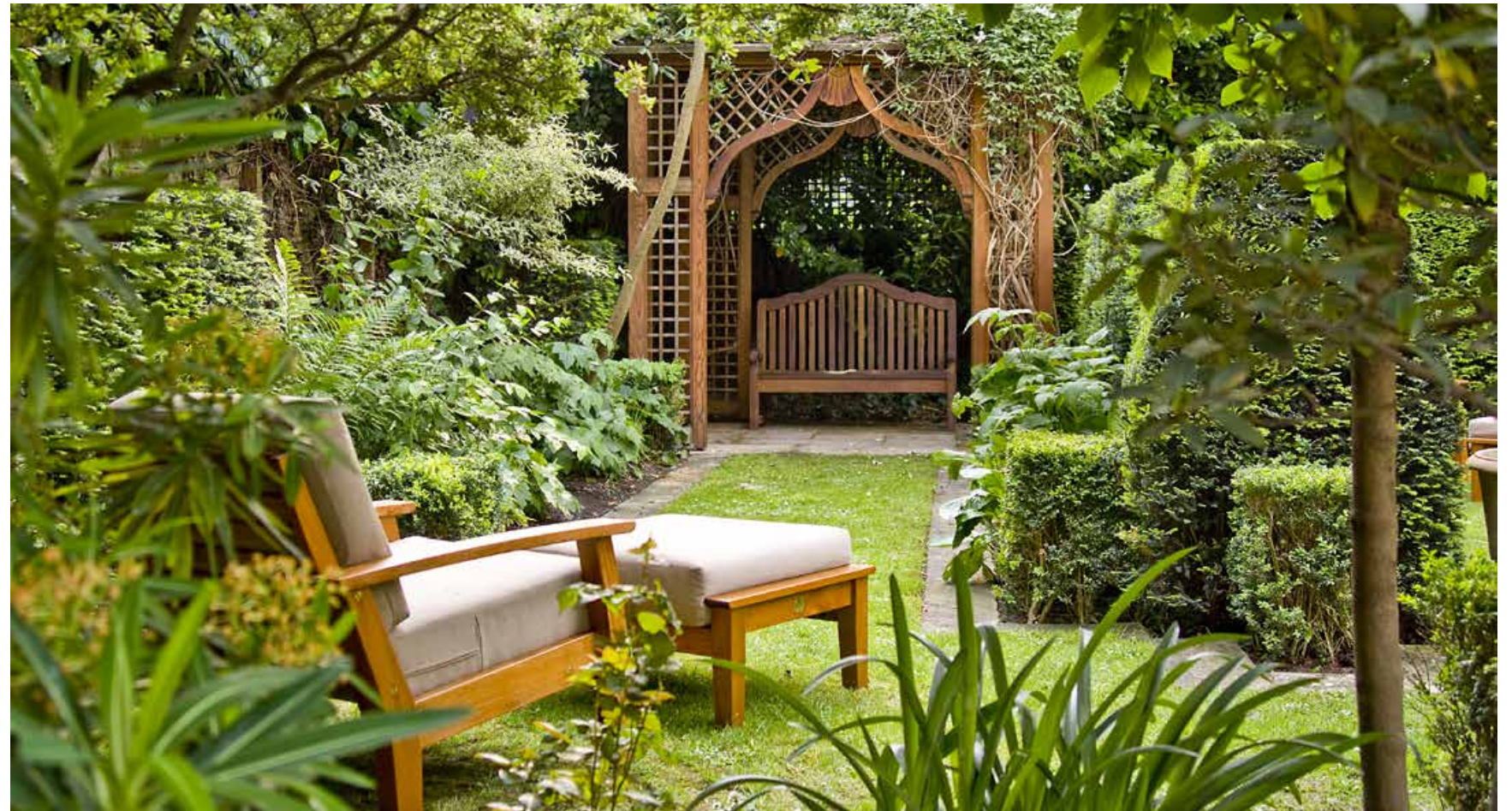
Above Left
Bedroom 2

Above
Principal En Suite

Left
Principal Bedroom



Garden





Garden Level
Gross Internal Area - 3,043 sq ft / 282.7 sq m

- Entrance Hall
- Reception Room
- Kitchen/Dining Room
- Study/Sitting Room
- Principal Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Two Further Bath/Shower Rooms
- Studio Room with Shower Room
- Guest Cloakroom
- Large Garden

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.



FORBES GILBERT-GREEN



TERMS

Tenure:
Leasehold 125 years from 25 March 1988,
plus share of freehold
Service charge (approx):
£9,700 year ending 31 December 2024

GUIDE PRICE

£6,975,000

LOCAL AUTHORITY

Royal Borough of Kensington & Chelsea

COUNCIL TAX

Band H

VIEWINGS STRICTLY BY APPOINTMENT
WITH SOLE SELLING AGENT

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

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