



Flat 37, 205 Holland Park Avenue, Kensington, London, W11 4XB

Guide Price £1,950,000

Modern Urban Living at its Finest

Discover the epitome of contemporary urban living in this stunning three double bedroom apartment, strategically located just moments away from the vibrant heart of London's Westfield Shopping Centre. This exquisite property offers a harmonious blend of style, functionality, and convenience, catering perfectly to the discerning tastes of modern city dwellers.

Spacious and Bright: Step into a welcoming reception room flooded with natural light, providing a warm and inviting ambiance for relaxation and entertainment.

Luxurious Amenities: Indulge in the comfort of three bathrooms, two of which are en-suite, ensuring privacy and convenience for all occupants. The open-plan kitchen and living room layout effortlessly combines style with practicality, creating a versatile space for modern living.

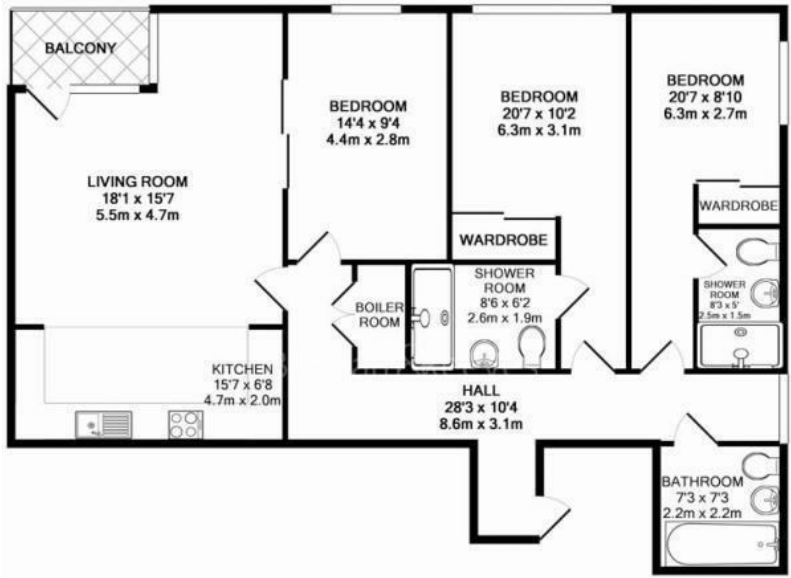
Modern Touches: Experience the allure of wooden floors, lift access, and the added security and convenience of a dedicated concierge service, elevating your everyday living experience to new heights.

Natural Light: Bask in an abundance of natural light throughout the property, enhancing the sense of space and serenity.

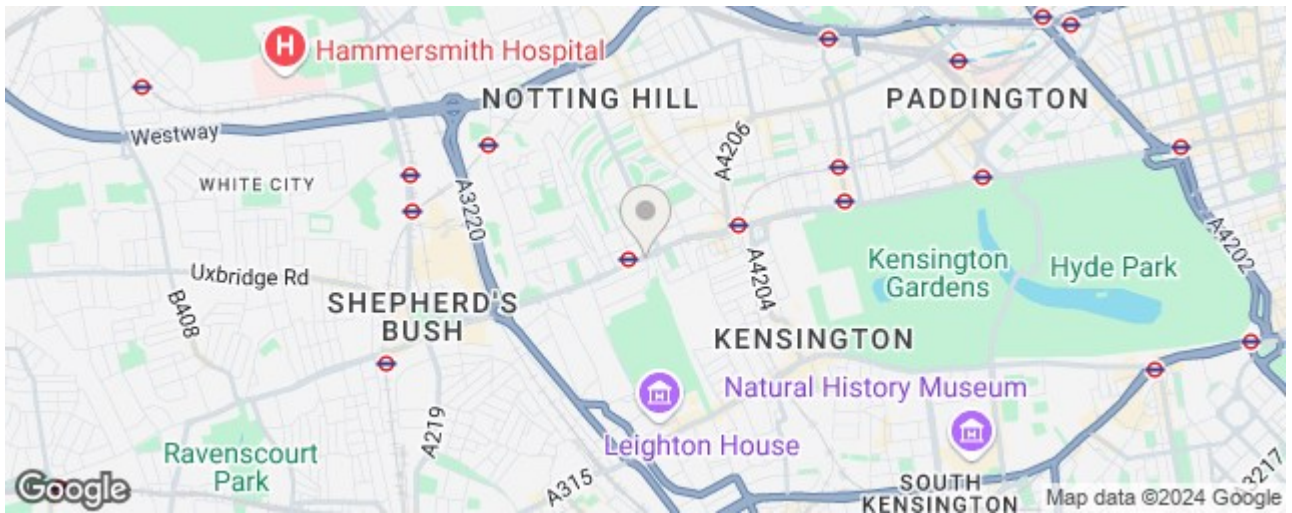
Convenient Urban Lifestyle: Enjoy the benefits of a day porter (Mon-Fri between 8am and 5pm), communal garden, and optional underground parking, providing ease and convenience for your daily activities.

Prime Location: Ideally situated within walking distance to Shepherds Bush tube station (Central & Overground lines) and National Rail service, commuting into and out of central London has never been easier. The property is also conveniently located near Shepherds Bush Market and Holland Park, offering an array of dining, shopping, and entertainment options right at your doorstep.

Priced at £1,950,000, this exceptional property presents a rare opportunity to experience the perfect fusion of modern luxury and urban convenience. Don't miss your chance to make this your new home - schedule your viewing today.



37.W11
TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80