



**Holland Park Avenue, Kensington, W11**

**£4,300 Per Month**

A beautiful three double bedroom apartment located moments away from the popular Westfield Shopping Centre.

The property comprises a nice & bright reception room, 3 bathrooms 2 of which are En-suite, Open plan kitchen with living room. The property benefits further from wooden floors, lift access and concierge.

The property further benefits from lots of natural lights, ample storage space, a day porter (Mon-Fri between 8am and 5pm), communal garden, lift access and underground parking (optional).

The development is ideally located within walking distance to Shepherds Bush (Central & Overground lines) tube station and also National Rail service.  
The property is enviably located just stones throw away from Westfield shopping centre and within easy reach of transport links into and out of central London, including Shepherds Bush, Shepherds Bush Market and Holland Park.

- Modern development
- Three double bedrooms
- Ample natural lights
- Close to Shepherds Bush station
- Spacious reception
- Three bathrooms
- Lift
- Modern open plan kitchen
- Private balcony
- Porter



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Low energy efficient - lower running costs	Current	More environmentally friendly - lower CO <sub>2</sub> emissions	Current
<b>A</b>		<b>A</b>	
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
<b>D</b>		<b>D</b>	
<b>E</b>		<b>E</b>	
<b>F</b>		<b>F</b>	
<b>G</b>		<b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	2008/11/EC	England & Wales	2008/11/EC