



Ilchester Place
Holland Park, W14

CHESTERTONS





A bright and spacious three-bedroom apartment, beautifully presented and located on the sixth floor (with lift) of a well-maintained modern purpose-built block.

Offering 1,097 sq ft of thoughtfully arranged accommodation, the property enjoys an abundance of natural light and stylish contemporary interiors throughout.

The generous reception room provides ample space for both living and dining, complemented by large windows that frame wonderful direct views over Holland Park. The modern kitchen/dining room is well-appointed, while all three bedrooms are well-proportioned, including a principal bedroom with excellent storage. There is a family bathroom, an additional shower room, and a guest WC.

A small private balcony provides the perfect spot to enjoy the tranquil green outlook, while the elevated position ensures a peaceful setting above the bustle of the city.

Park Close is ideally positioned just moments from the open spaces of Holland Park and within easy reach of the excellent shopping, dining, and transport facilities of Kensington High Street. The property is also well-placed for access to Westfield London and excellent local schools. This superb apartment offers a rare combination of modern convenience, elegant presentation, and one of London's most desirable park-side locations.

- Sixth floor with lift
- Stunning views
- Three bedrooms
- Two bathrooms
- Porter

Asking Price £1,780,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 987 years remaining

Service Charge: £12,980 p.a

Ground Rent: £80 p.a

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

020 7937 7244

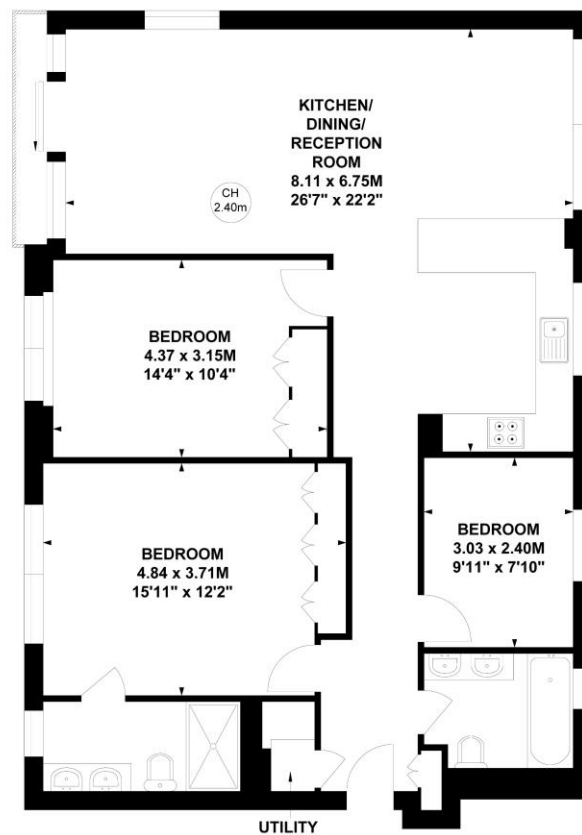
chestertons.co.uk

Park Close, W14

Approximate gross internal area

100.63 sq m / 1083 sq ft

Key :
CH - Ceiling Height



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable