

HOLLAND PARK





Holland Park, W11

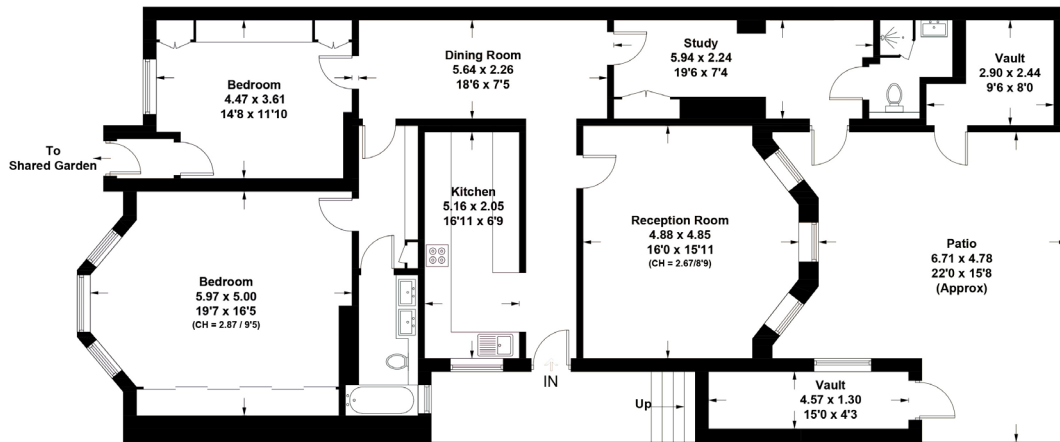
Forming part of a handsome stucco-fronted Grade II listed villa in Holland Park, this spacious apartment has direct access to a beautiful communal garden which stretches across four buildings as well as its own private southerly-facing terrace. Accommodation extends to 1,434 sq ft and comprises two double bedrooms, two bathrooms, a dining hall, a study area, and storage space in the vaults. The apartment requires a full scheme of modernisation allowing the incoming purchaser to create a home to suit their own style and taste. Holland Park is one of the most sought after streets in Kensington & Chelsea. A gate from the communal garden provides direct access to Holland Park Avenue with its excellent array of shops, including Lidgate butchers and Daunt Books as well as extremely easy access to Holland Park underground (Central Line). Notting Hill Gate (District and Central lines) is just a short walk away, as is Holland Park itself.







Approx. Gross Internal Area = 133.2 sq m / 1434 sq ft
 Vaults = 11.7 sq m / 126 sq ft
 Total = 144.9 sq m / 1560 sq ft
 Including Limited Use Are = 2.2 sq m / 24 sq ft



Lower Ground Floor



Holland Park, W11 - Leasehold

Local Authority - **Royal Borough of Kensington & Chelsea**

- Two bedrooms
- Two bathrooms
- Two reception rooms
- Study
- Large private terrace
- Communal garden access
- Refurbishment opportunity
- Council tax band: H
- EPC rating: D
- Remaining lease: 973 years



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.