



{ HOLLAND PARK LONDON W11  
£13,000 PER MONTH AVAILABLE NOW




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Holland Park London W11

£13,000 Per Month  
Furnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Three Bedrooms, - Two Bathrooms, -  
Lower floor, - Patio, - Furnished, - Pet  
Friendly

## Council Tax

Council Tax Band H

Hamptons  
8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
[KensingtonLettings@hamptons.co.uk](mailto:KensingtonLettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# { A BEAUTIFULLY REFURBISHED THREE BEDROOM APARTMENT

## The Property

A beautifully refurbished and architecturally designed three bedroom two bathroom apartment in prime Holland Park, with high ceilings and original period features. The apartment offers a large modern reception room, separate stunning kitchen with breakfast bar, separate utility room and patio. The principal bedroom offers excellent storage with en-suite bathroom and there are two further good size bedrooms and bathroom. Offered furnished.

## Location

Located on prestigious Holland Park the property is ideally positioned for the numerous facilities of Holland Park Avenue (Central Line). Notting Hill Gate and Kensington.

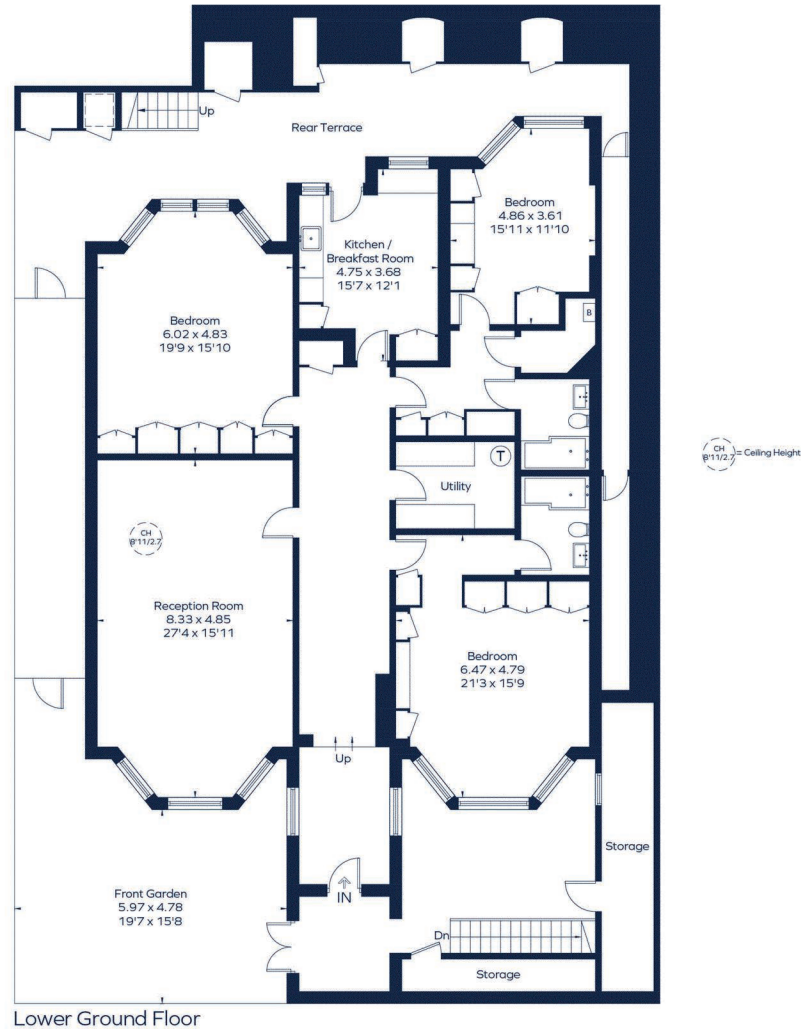


# HOLLAND PARK

Approximate Gross Internal Area = 1972 sq. ft. (183.2 sq. m.)

External Storage = 234 sq. ft. (21.7 sq. m.)

Total = 2206 sq. ft. (204.9 sq. m.)



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1217261

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
How energy efficient does the building is?	Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	72	81
<small>                     A: 92-100                      B: 81-91                      C: 69-80                      D: 55-68                      E: 49-54                      F: 45-48                      G: 39-44                 </small>		
<small>                     Not energy efficient - higher running costs                 </small>		
England & Wales	EU Directive 2002/91/EC	



