



Holland Park, London W11



Holland Park, Kensington W11

A top floor, two bedroom flat (with lift) in the heart of Holland Park. Situated on the third floor of a Grade II listed, stucco-fronted building, this two double-bedroom flat is well-presented and features a separate kitchen and a sizeable living room with attractive views across the Holland Park area. Set on the favourable side of a wide tree-lined street, 19 Holland Park is one of only a few that have lift access, further adding to the unique desirability of this apartment.

The property is well located for all the local shopping and transport facilities of Holland Park Avenue and is moments from the entrance of Holland Park itself.



Offers in excess of: £1,300,000

Tenure: Share of freehold plus leasehold, approximately 997 years remaining

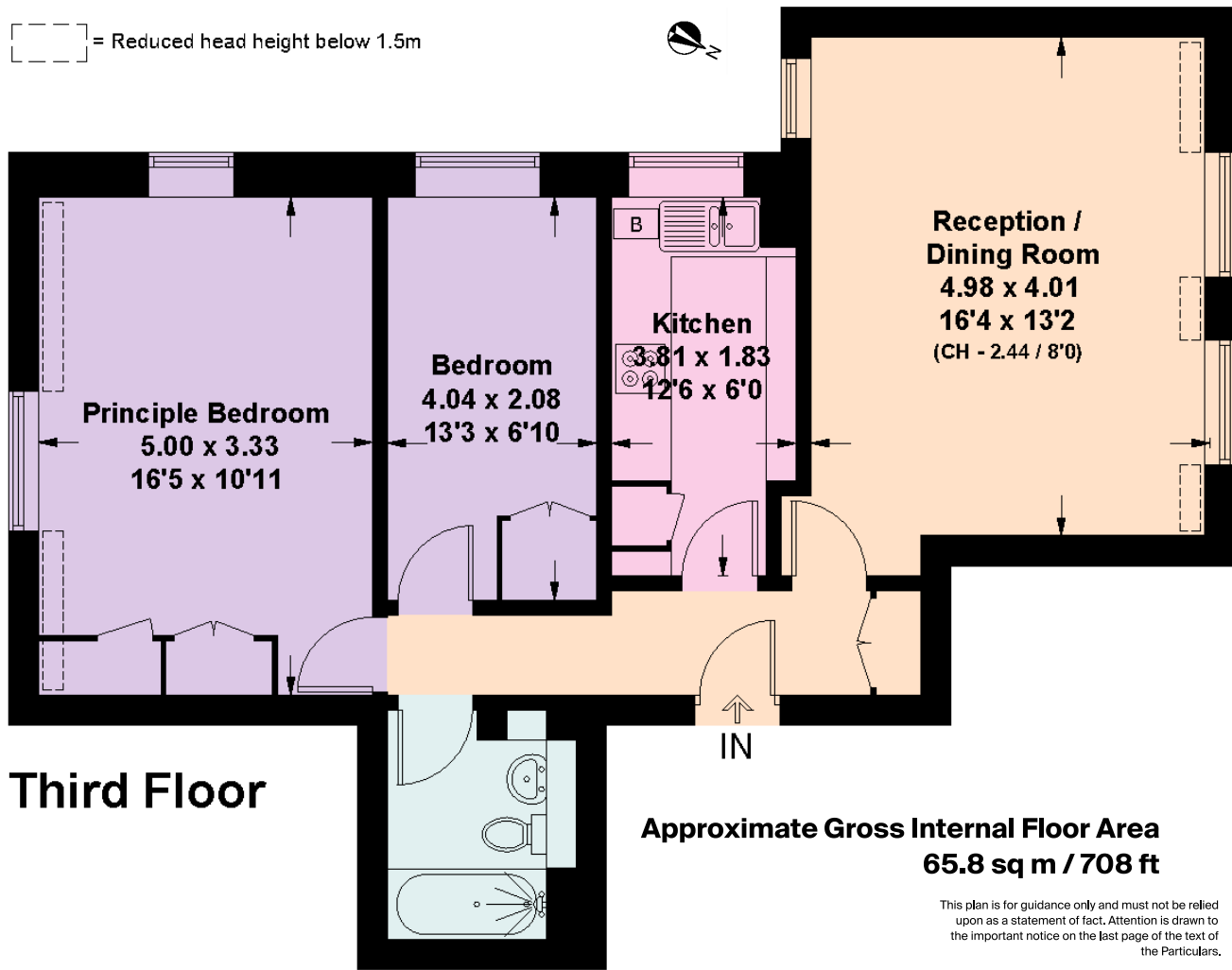
Service charge: £4,000 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G





Knight Frank
Kensington
52-56 Kensington Church Street
W8 4DB
knightfrank.co.uk

I would be delighted to tell you more
Robert French
020 3892 3576
robert.french@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2022. Photographs and videos dated December 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.