



# HOLLAND PARK




Holland Park W11





# A STUNNING THREE BEDROOM DUPLEX APARTMENT

Spanning approximately 1,907 sq ft with an impressive private west-facing 68' garden.

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Local Authority: Royal Borough of Kensington and Chelsea  
Council Tax band: G  
Tenure: Share of freehold, approximately 981 years remaining  
Service charge: £8,518 per annum, reviewed every 1 year, next review due 2026

Guide Price: £4,150,000





## WITH A GENEROUS 68' REAR GARDEN

This wonderfully light apartment briefly comprises: on the ground floor; entrance hall, impressive open-plan modern kitchen/reception room complete with a breakfast bar, a feature fireplace and ornate cornicing.

On the lower ground floor, there is a spacious principal bedroom complete with an en suite bathroom, the principal bedroom having a ground floor feel as it opens directly on ground floor level onto the private rear-facing garden. There are two further double bedrooms with en suite shower rooms and a guest cloakroom.

The property further benefits from a generous private rear garden and direct access out to Holland Park Avenue.

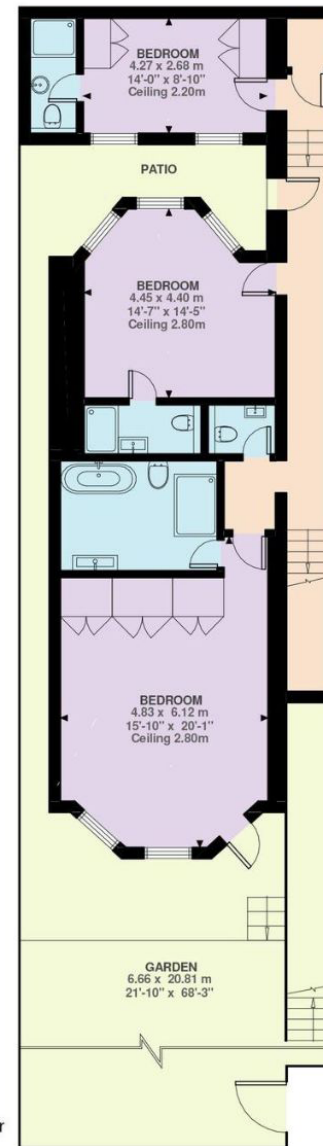
Positioned in Holland Park, the green spaces of Holland Park itself are just moments away, along with the high-end boutiques and fine dining of nearby Notting Hill and Kensington.



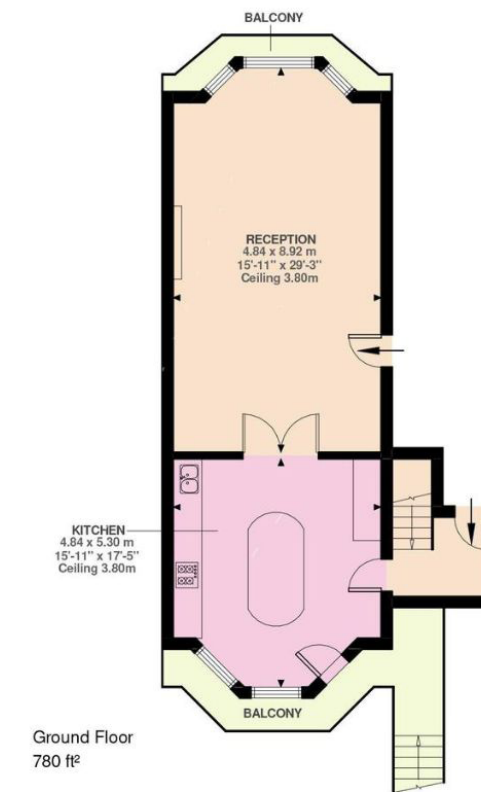




Lower Ground Floor  
1127 ft²



Approximate Gross Internal Area = 177.19 sq m / 1,907 sq ft



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. (ID767266)



We would be delighted  
to tell you more.

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