



HOLLAND PARK

Holland Park W11



A WONDERFUL FOUR BEDROOM APARTMENT

With direct access to communal gardens and occupying the whole lower ground floor of a grand villa situated on Holland Park, W11.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 973 years remaining

Ground rent: £700 per annum, reviewed every 1 year, next review due 2026

Service charge: £7,404.47 per annum, reviewed every 1 year, next review due 2026

Guide Price: £2,500,000



WITH DIRECT ACCESS TO COMMUNAL GARDENS

Accessed via its own front door, the property measures approximately 2,208 sq ft and briefly comprises: a generous entrance hall, reception room, separate kitchen, principal bedroom with en suite bathroom and dressing area, three further double bedrooms and a family bathroom.

The property further benefits from access to a private patio and a large communal garden, which provides direct access to Holland Park Avenue, offering a wealth of shops, restaurants, and Holland Park Underground station.

Positioned on 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.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





Approximate Gross Internal Area = 205.10 sq m / 2,208 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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