



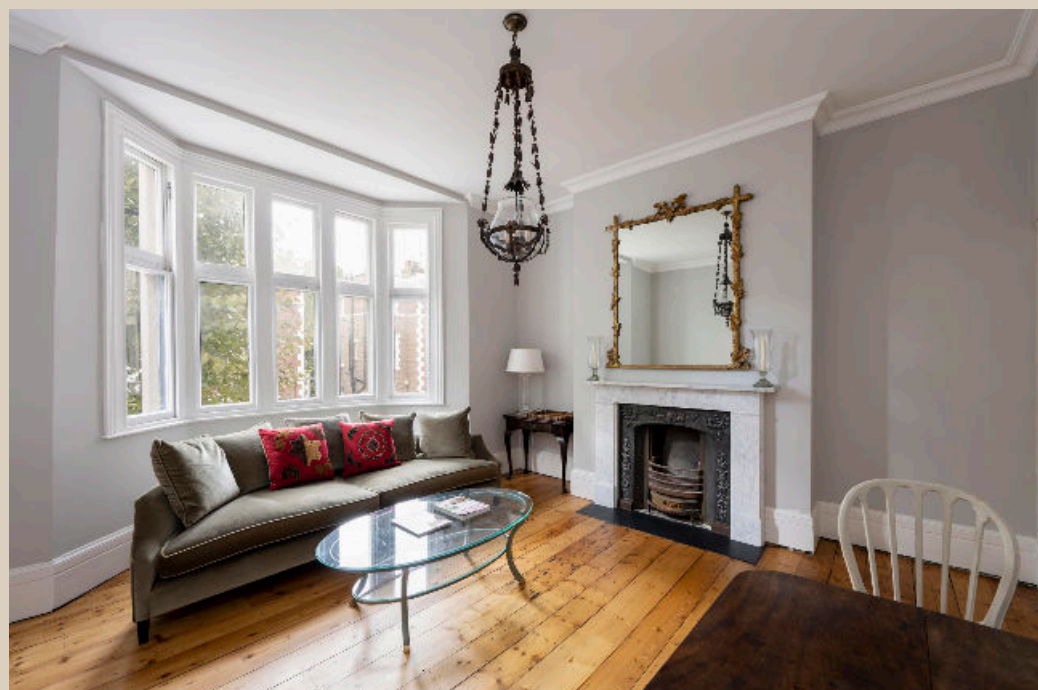
St. Anns Villas, London W11



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A stunning first floor apartment with an abundance of natural light in a Grade II listed red-brick building on a tree lined street in Holland Park.

The apartment offers a large living room with a fireplace and space for dining. High ceilings, a large bay window and original wooden flooring give this room a rustic elegance. Leading off the corridor, there is a separate kitchen. The bedroom benefits from ample sunlight and great proportions and leads onto an elegant bathroom fitted with Barber Wilsons & Co brassware.



Guide price: £800,000

Tenure: Available Share of freehold

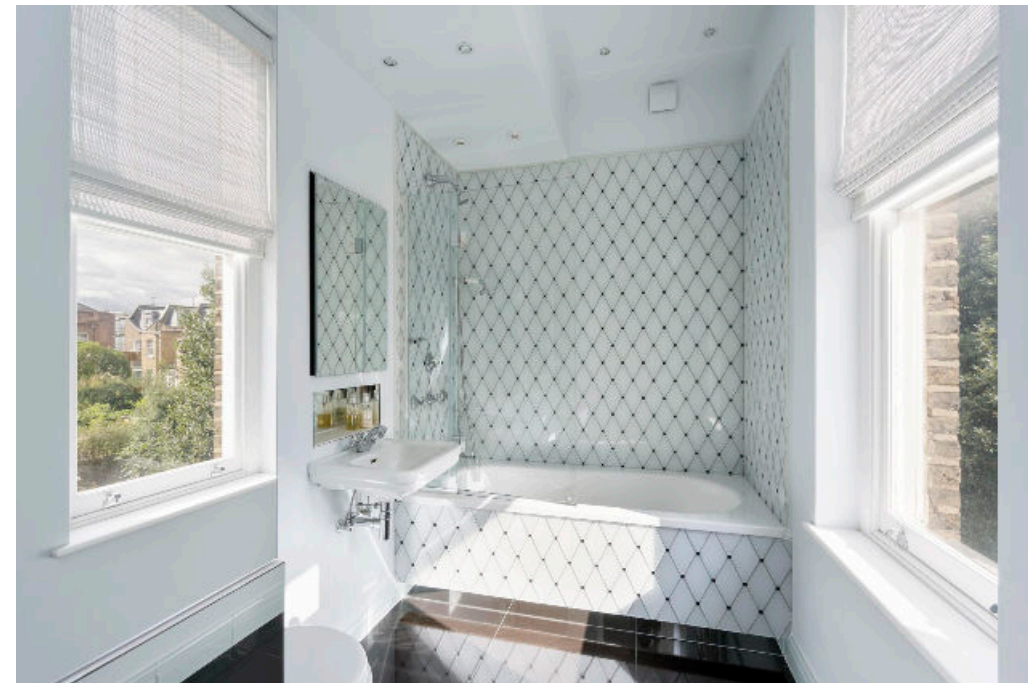
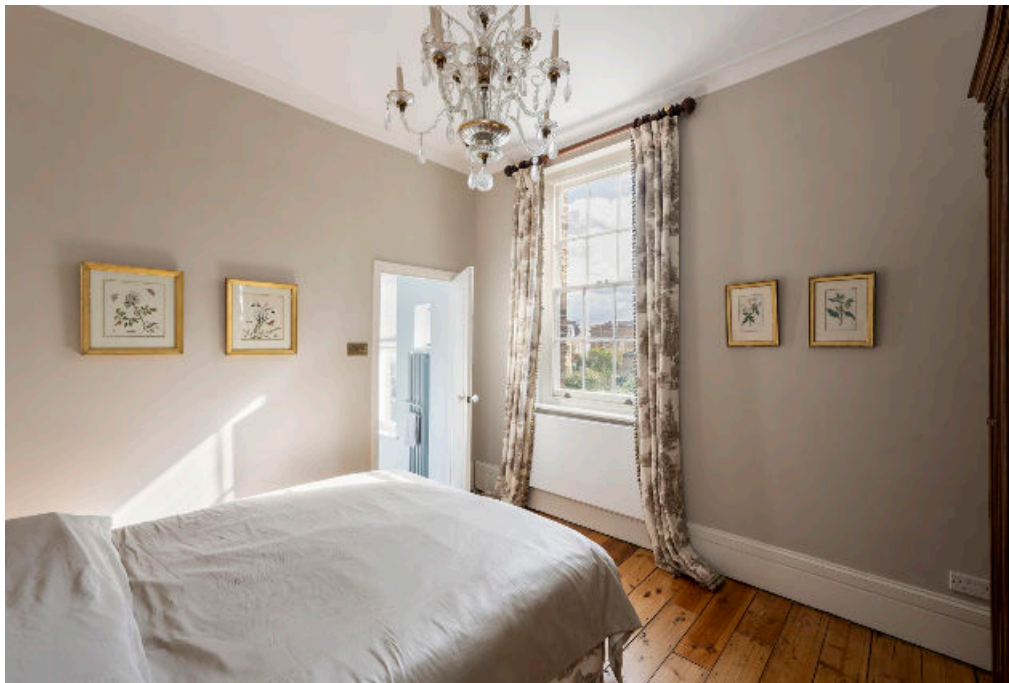
Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E

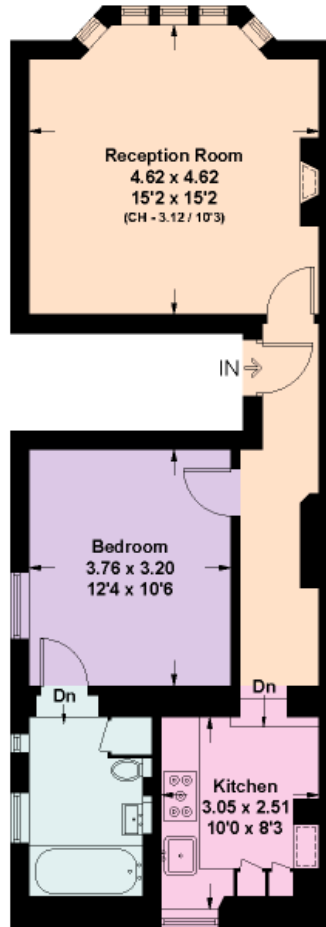


Location Description

The property is within walking distance to the famous Julie's restaurant as well Casa Cruz and 6 Portland Road. The nearest tube stations are Holland Park on the Central Line and Notting Hill Gate on the Circle, District and Central Line. Kensington High Street and Westbourne Grove are nearby and offer a wide range of restaurants and amenities. Westfield shopping centre, the A40, the A4, and the overground are also easily accessible as are the beautiful green spaces of Holland Park.



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**Approximate Gross Internal Floor Area
55.8 sq m / 601 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

First Floor

Knight Frank

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We would be delighted to tell you more

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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 October 2022. Photographs and videos dated October 2022.

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