

For Sale



**LCP/PrivateOffice**  
est.1990

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**Linton House, Holland Park Avenue W11**

£727,500



# Linton House, Holland Park Avenue W11

£750,000

A modern one bedroom apartment situated on the third floor (with lift) of this popular portered block close to Notting Hill Gate.

The property is presented in good decorative order and comprises a bright open plan kitchen / reception room with Juliette balcony, a bedroom with fitted wardrobes and a shower room. The building further benefits from a communal roof terrace and a resident porter.

Linton House is set back from Holland Park Avenue and close to Notting Hill Gate, with its many excellent shops, restaurants and transport facilities. The green spaces of Holland Park and Kensington Gardens are also within easy reach.

**Asking Price:** £727,500 STC

**Lease:** Share of Freehold

**Council Tax:** RBKC Band E

**Service Charge:** £5,731 per annum

**Ground Rent:** peppercorn

**EPC Rating:** D

**Potential EPC Rating:** C



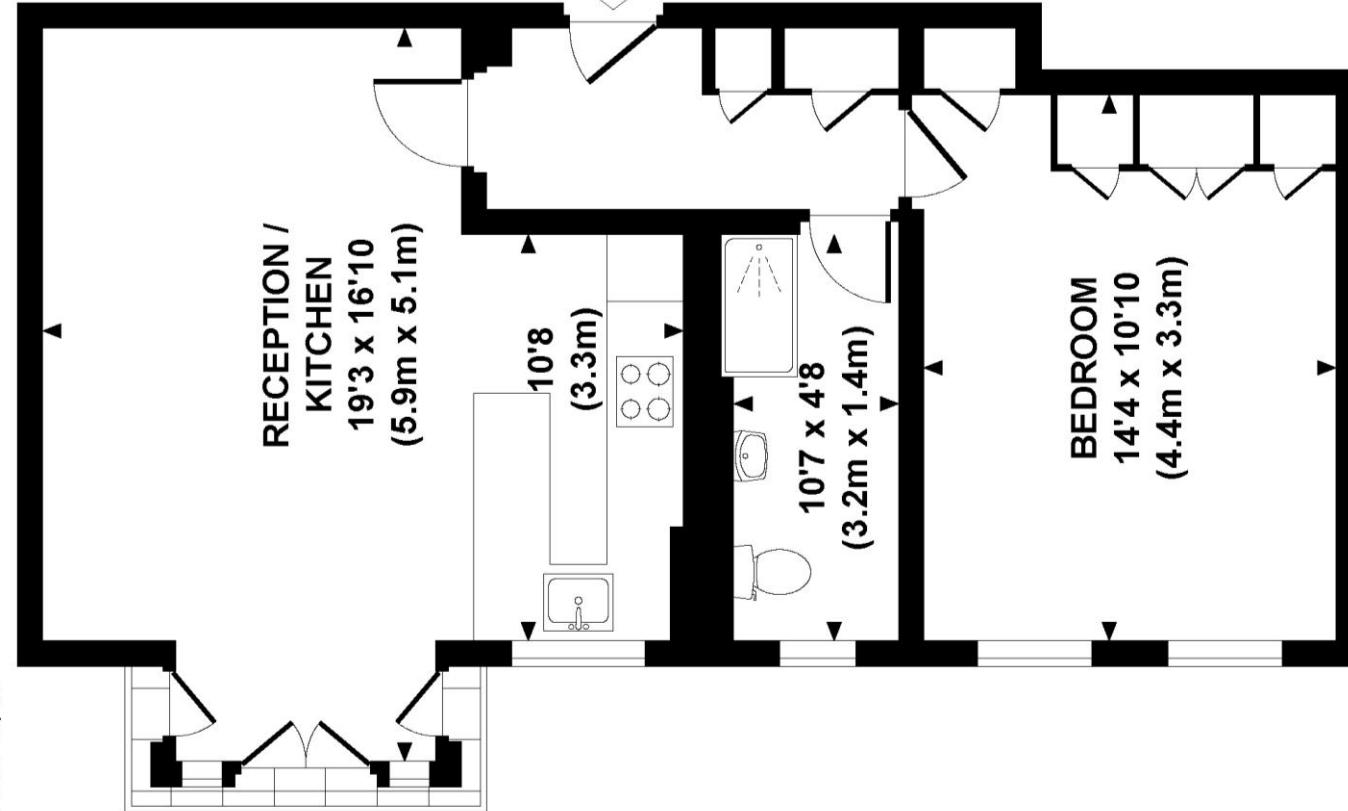




## LINTON HOUSE, HOLLAND PARK AVENUE, W11

Approx. gross internal area

554 Sq Ft / 51.5 Sq M.

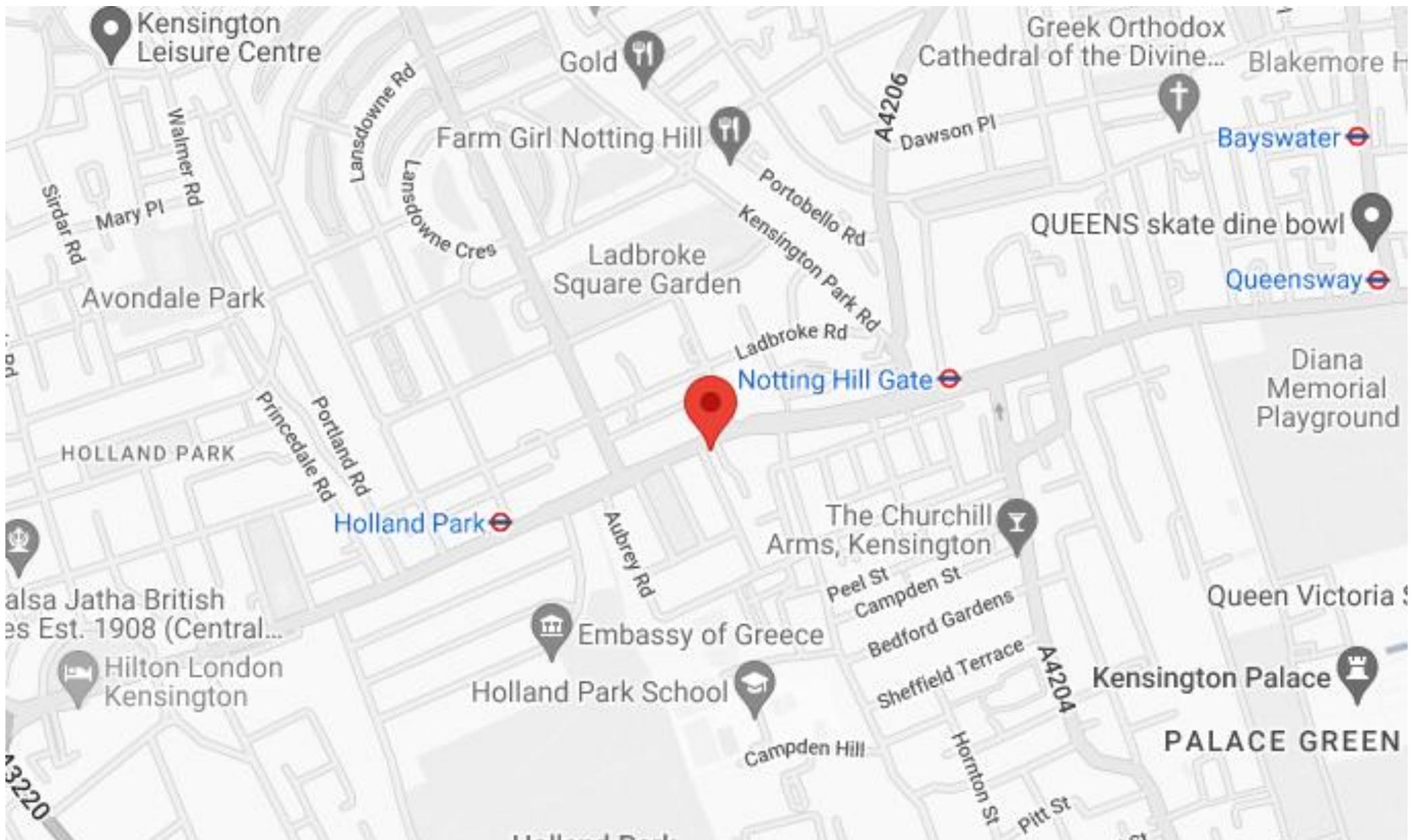


## THIRD FLOOR

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014 Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933



Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



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