



Holland Park Avenue  
London W11

**M**askells

A spectacular lateral conversion spanning two period buildings which has been creatively designed to provide a large open plan reception featuring solid timber floors, a realistic gas fire and a central kitchen island which is custom made for the space.



### Accommodation and Amenities

- LARGE OPEN PLAN RECEPTION
- REALISTIC OPEN FIRE
- WOODEN FLOORS
- CUSTOM BUILT KITCHEN
- CLOSE TO HOLLAND PARK
- CLOSE TO HOLLAND PARK UNDERGROUND

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This dramatic space is highly unusual for Holland Park and it is presented beautifully.

A large master bedroom suite and a second bedroom along with guest WC/shower room complete the accommodation and throughout there is excellent natural light.

Holland Park Avenue is one of the capital's classic streets being flanked by impressive well-established Plane trees that are synonymous with Holland Park and the surrounding area.

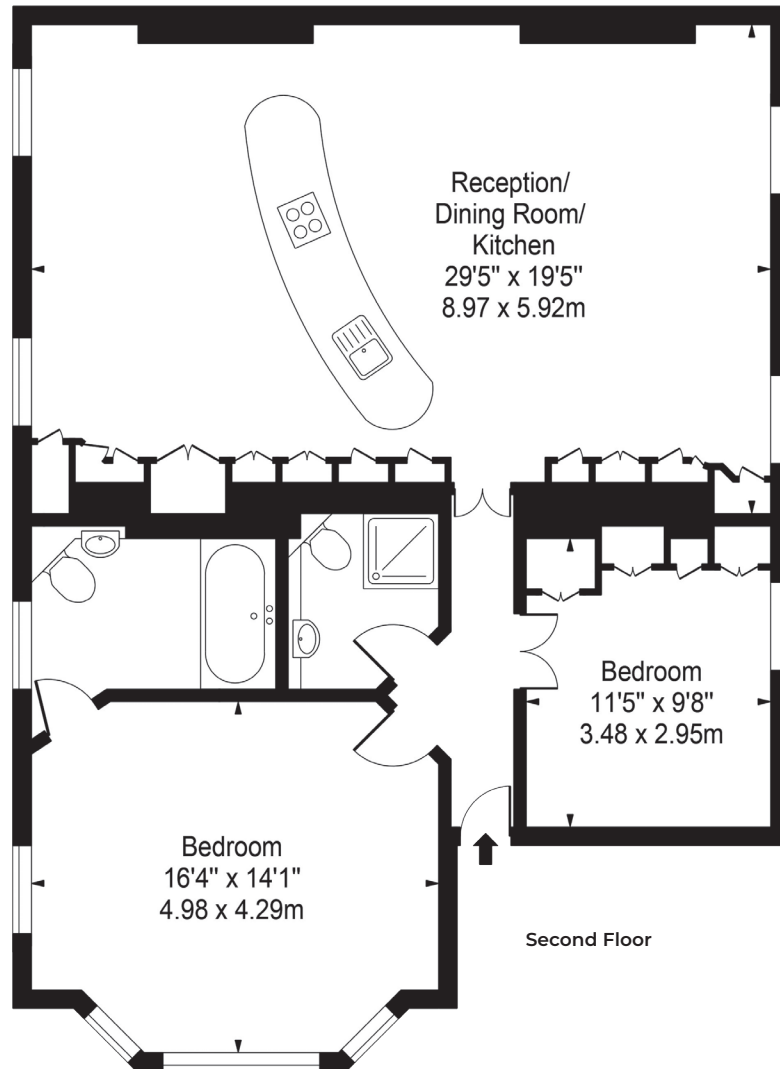
No. 124 is set back from Holland Park Avenue itself is served by several excellent local shops such as the family run Lydgate Butchers, Jeroboam Cheese & Wine, The Supermarket of Dreams and a number of cafes and restaurants.

The entrance to Holland Park itself with its famous Japanese Kyoto Garden and summer Opera is a short walk away, as are the Underground Stations at both Holland Park and Notting Hill Gate (Central, District & Circle Lines) whilst the famous Portobello Road is also close by.



## APPROXIMATE FLOOR AREA

99.87 sq m / 1,075 sq ft



## TERMS

Asking Price £1,295,000

Tenure Approximately 130 years

Service Charge TBA

EPC C

Council Tax Band G

Local Authority The Royal Borough of Kensington and Chelsea

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