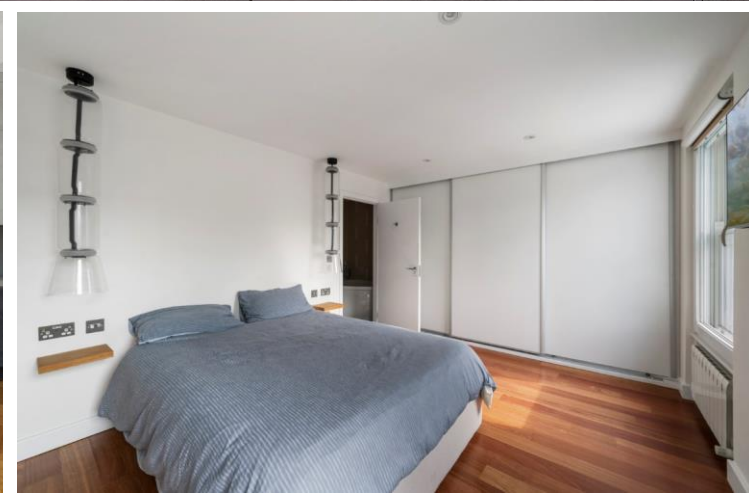
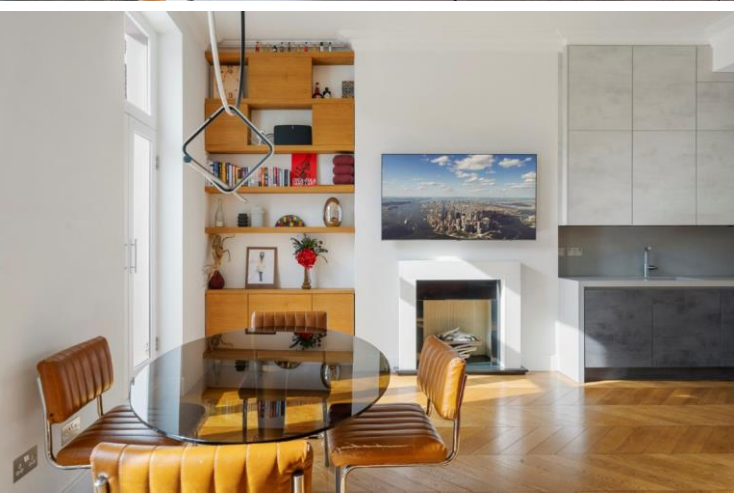




Holland Park Avenue
Holland Park, W11

CHESTERTONS





Situated on Holland Park Avenue, this stunning two double bedroom duplex apartment is spread across the first and second floors of a pretty period building and features an exceptional, 24 ft. south-facing terrace.

On entry of the property, you are greeted by a vast open plan kitchen/reception room on the first floor, with 3.2m high ceilings and an abundance of natural light from the floor-to-ceiling, south-facing windows. The whole property has been meticulously refurbished throughout and is in turnkey condition ready for any prospective purchaser to move straight into.

Through the French doors on the first floor, you are led onto an incredible terrace, spanning over 24ft, trapping the southerly sun. Air conditioning has been fitted throughout in addition to double glazing, plus secondary internal glazing in the bedrooms to ensure extra sound proofing.

Both double bedrooms are set upstairs on the second floor, with ample storage and a spacious en-suite in the master bedroom, benefitting from a large bathtub and double vanity unit.

Holland Park Avenue is conveniently positioned with Holland Park Underground Station (Central Line) being only a 0.1 mile stroll away and the green open spaces of Holland Park with its stunning Japanese gardens, also in close proximity.

- Large, south-facing terrace
- Meticulously refurbished throughout
- 3.2m high ceilings
- South-facing reception
- Close to Holland Park station

Asking price £1,395,000

Energy Efficiency Rating		Current	Potential
100-92	A		
89-81	B		
78-65	C		
64-55	D	61	69
54-45	E		
45-35	F		
35-15	G		

Not energy efficient - higher rating costs
EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold. 109 years remaining.
Service Charge: Circa £700 p.a.
Ground Rent: £100
Local Authority: RBK&C
Council Tax Band: F

Chestertons Notting Hill Sales

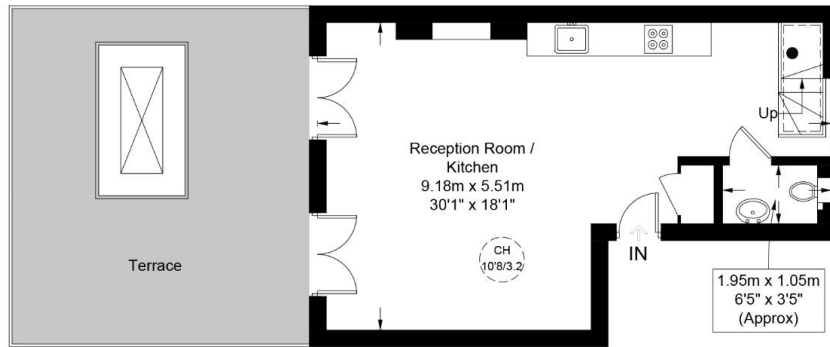
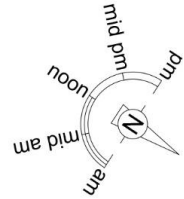
30 Ledbury Road
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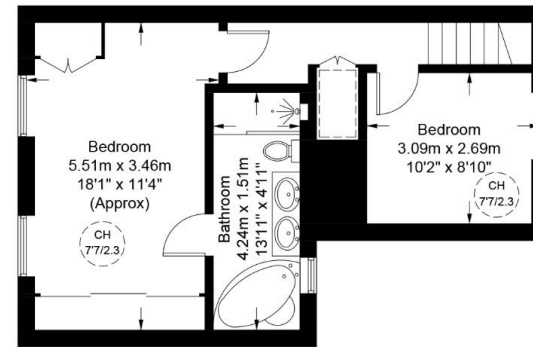
Holland Park Avenue, W11

Approximate Gross Internal Area = 915 sq ft / 85.0 sq m

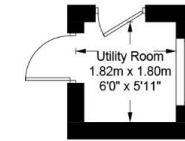
Restricted Height = 27 sq ft / 2.5 sq m



First Floor



Second Floor



First Floor Half Landing

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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