



Holland Park Avenue
Notting Hill, W11

CHESTERTONS





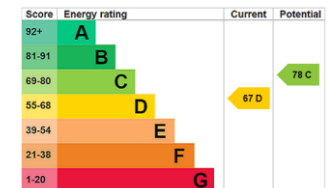
Situated at the rear of the building, this charming and homely studio apartment boasts a south-facing aspect, offering stunning views over the picturesque Holland Park Lawn and Tennis Club. The property features over 3-meter-high ceilings, enhancing the sense of space and grandeur.

Ideal as a lock-up-and-leave or investment purchase, this delightful apartment comprises a dual-aspect reception room, flooding the space with natural light and providing a bright and airy living environment.

Holland Park Avenue is home to a varied, high-quality mix of local independent shops, artisan food stores, cafés, and everyday essentials. Holland Park Avenue is conveniently positioned with Holland Park Underground Station (Central Line) being only a 0.3 mile stroll away and the green open spaces of Holland Park with its stunning Japanese gardens, also in close proximity.

- Dual aspect reception room
- South facing overlooking Holland Park Lawn and Tennis Club
- First Floor
- Storage above the kitchen and bathroom

Asking Price £425,000



Tenure: Leasehold 136 years 3 months

Service Charge: £2,600 per annum

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: D

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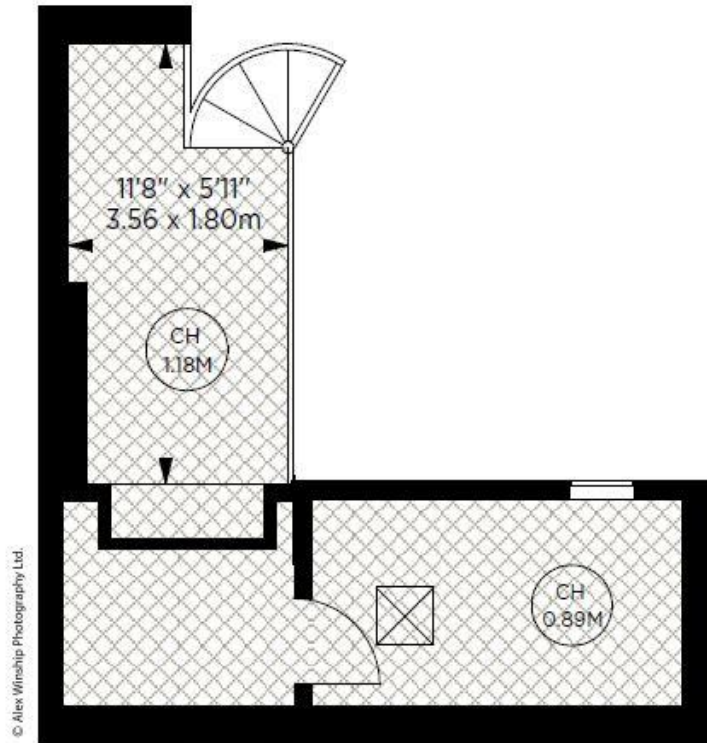


TOTAL APPROX. GROSS INTERNAL AREA *
450 Sq Ft - 41.87 Sq M
(Including 14.98 Sq M of Mezzanine/ Attic & Under 1.5m Area)

Key :
CH - Ceiling Height

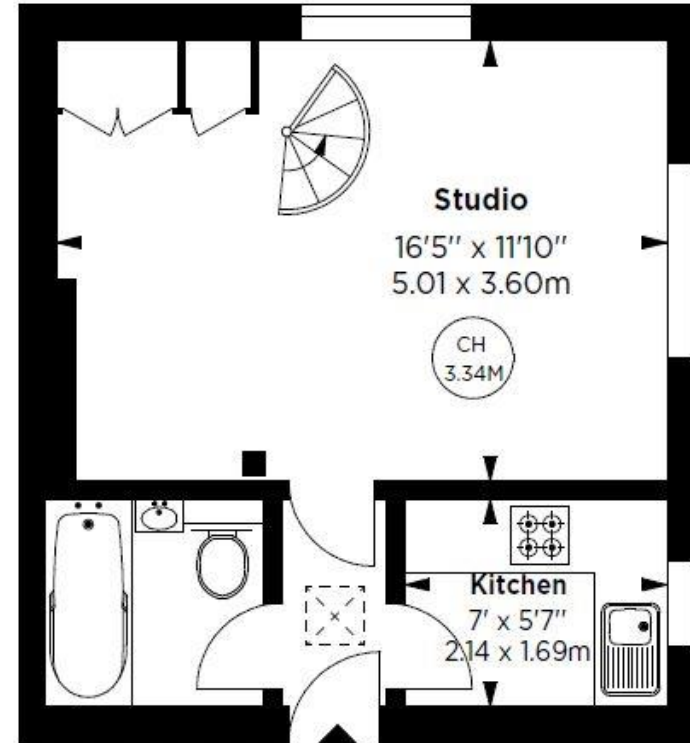
- Under 1.5m

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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MEZZENINE/
ATTIC



FIRST FLOOR

ALEX
WINSHIP
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