



HOLLAND PARK

LONDON, W11 3TD

£1,150,000
SHARE OF FREEHOLD

Located in the heart of Holland Park, this charming two-bedroom apartment offers a unique opportunity to reside in one of London's most desirable areas. Set within a stunning Victorian building, the property boasts a passenger lift, ensuring easy access to your new home.

The apartment is perfect for a variety of buyers, whether you are seeking a solid investment, a first-time purchase, or a convenient London base. The layout provides ample room for comfortable living, while the character of the Victorian architecture adds a touch of elegance and charm. The separate kitchen offers practicality and the second bedroom is an excellent work-from-home office or guest bedroom.

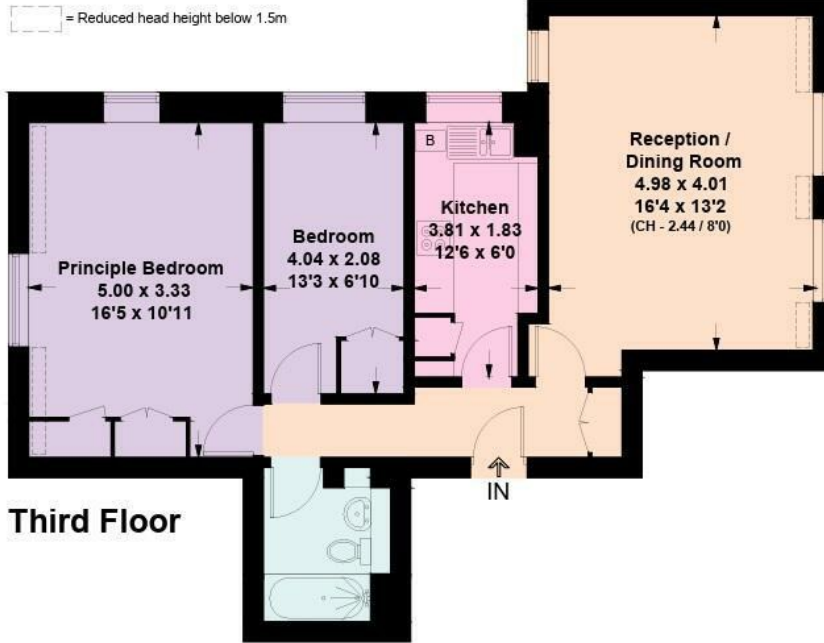
Holland Park is renowned for its beautiful green spaces, vibrant community, and excellent transport links, making it an ideal location for those who appreciate both tranquillity and accessibility. With its proximity to local amenities, cafes, and shops, this apartment is extremely convenient.

The apartment is a mere 0.3 miles from Holland Park Underground Station (Central Line) providing easy access to all that the capital has to offer.

SANDERSONS
LONDON

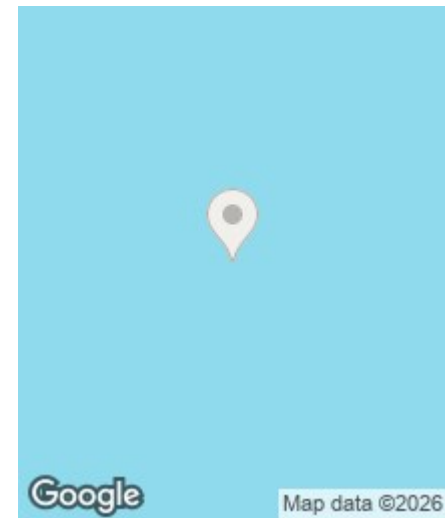
Holland Park, W11

Approximate Floor Area = 65.8 sq m / 708 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID924191)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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