



## 24, 205 HOLLAND PARK AVENUE HOLLAND PARK, W11 4XB

**£1,100,000  
LEASEHOLD**

A stylish two bedroom apartment in Holland Park located moments away from the popular Westfield Shopping Centre. This modern apartment comprises two double bedrooms, family bathroom, generous reception room and open plan fully fitted kitchen. Further benefits include two fantastic roof terraces, further balcony, wooden floors, underground parking and a concierge service. Set among the boutiques, cafes and green spaces of Holland Park this super flat also benefits from excellent transport links from Holland Park and Shepherds Bush stations affording easy access to the City, West End and Canary Wharf.

**SANDERSONS**  
LONDON



**EPC Rating: G**      **Council Tax Band: G**

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

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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