






# HOLLAND PARK

Holland Park W11



## A SUPERB TWO-BEDROOM TOP-FLOOR APARTMENT

Situated on the top floor of a handsome white stucco-fronted conversion in Holland Park with a private roof terrace in Holland Park.

   EPC  
2 2 2 D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold, approximately 972 years remaining

Ground rent: £250 per annum, reviewed every 1 year, next review due 2026

Service charge: £8,000 per annum, reviewed every 1 year, next review due 2026

**Guide Price: £2,450,000**



## SPANNING APPROXIMATELY 1,400 SQ FT

The apartment is entered on the second floor, with the principal accommodation arranged across the third (top) floor, enjoying superb natural light and far-reaching views across neighbouring rooftops and the London skyline beyond. The property is beautifully presented throughout, featuring walnut wood flooring, slate bathrooms, a Bulthaup kitchen, Rako wireless lighting and an integrated B&W speaker system.

The accommodation briefly comprises: entrance hall, open plan modern fitted kitchen/dining/reception room with bifold doors that provide access to a private decked terrace, principal bedroom with en suite shower room, further double bedroom, a study and a family bathroom.


Positioned on one of Holland Park's most sought-after sections, the green spaces of Holland Park itself are just moments away, along with the high-end boutiques and fine dining of nearby Notting Hill and Kensington.

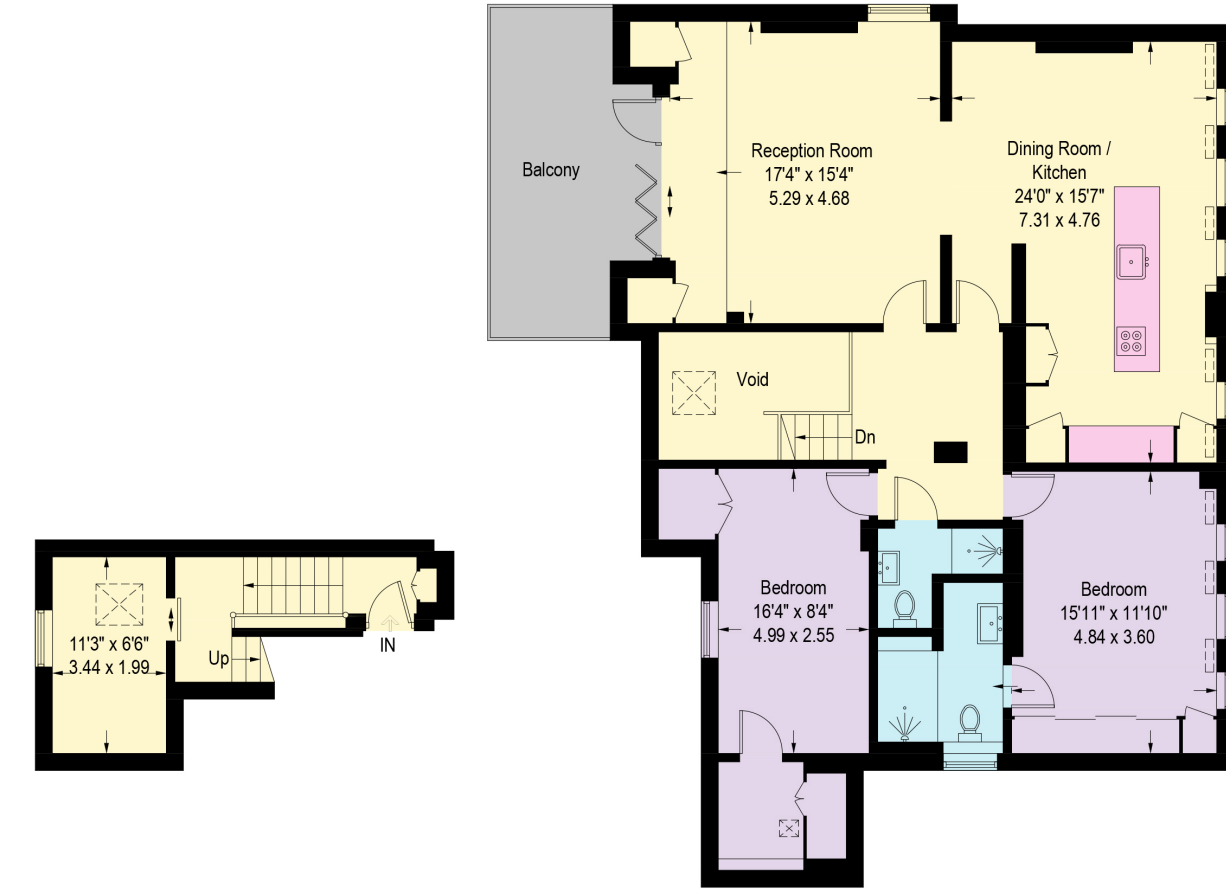


### Holland Park, W11

Approximate Gross Internal Area = 1410 sq ft / 131.0 sq m  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 11 sq ft / 1.0 sq m  
 Total = 1421 sq ft / 132.0 sq m



 = Reduced headroom below 1.5m / 5'0"



**Second Floor**

**Third Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1300561)

Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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