



HOLLAND PARK AVENUE
HOLLAND PARK, W11 4XB

£1,100,000
LEASEHOLD

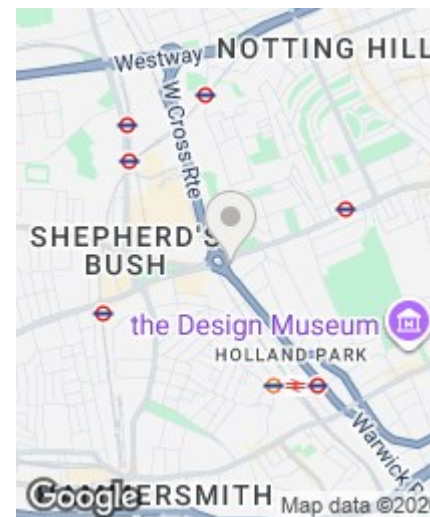
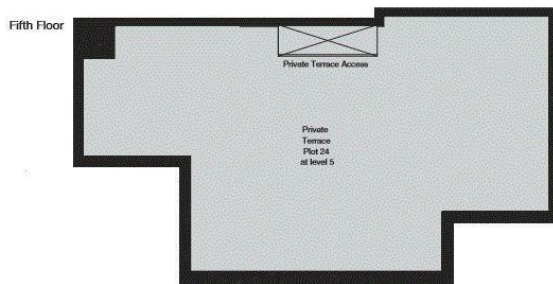
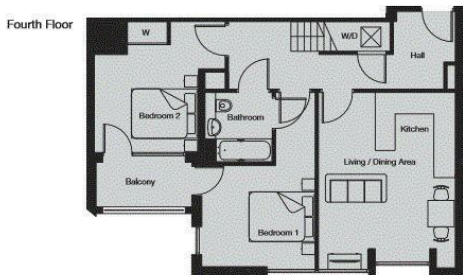
A stylish two bedroom apartment in Holland Park located moments away from the popular Westfield Shopping Centre. This modern apartment comprises two double bedrooms, family bathroom, generous reception room and open plan fully fitted kitchen. Further benefits include two fantastic roof terraces, further 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

LIVING / KITCHEN AREA	4.70m x 4.00m	15' 5" x 13' 1"
BEDROOM 1	3.40m x 3.10m	11' 2" x 10' 2"
BEDROOM 2	3.15m x 3.20m	10' 6" x 10' 4"
TOTAL AREA	69.40m²	747.0ft²
PRIVATE ROOF TERRACE	108.34m ²	1166.1ft ²
BALCONY	4.40m ²	47.4 ft ²



Communal Corridor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 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

108 Holland Park Avenue
London
W11 4UA

020 7602 6725
james@sandersonslondon.co.uk
sandersonslondon.co.uk

