



**JAPAN
SALES & LETTINGS
AGENCY**



Holland Park Avenue, W11

£3,250



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**Council
Tax Band F**

For viewing requests, please email us.

Key features:

- 2 bedrooms, 2 bathrooms
- Parking: Parking permit
- Furnishings: Part furnished (if fully furnished is requested, the offer should reflect the cost of additional furniture)
- A holding deposit equivalent to one week's rent will be required to reserve this property, subject to the final agreed rental amount
- USP: Architecturally refurbished period apartment with high ceilings, oak flooring and three Juliet balconies overlooking communal gardens

Description:

- 4 mins walk to Notting Hill Gate Station
- 2 mins walk to Little Waitrose & Partners grocery store
- 2 mins walk to local cafés and restaurants
- EPC: D
- Council: Kensington And Chelsea, Tax band F (Please search the fees from here gov.uk/council-tax-bands)
- 605 sqft / 56.2 sqm
- Property type: Mid-floor flat

This elegant first-floor apartment offers two well-proportioned double bedrooms, each benefiting from its own bathroom, creating a comfortable and practical layout for modern living. The property has been immaculately refurbished and thoughtfully designed, blending contemporary style with the charm of a period building. A standout feature is the impressive reception room with approximately three metre high ceilings, allowing natural light to fill the space and enhancing the sense of openness throughout.

The semi open-plan kitchen is fully fitted with high-end appliances and flows naturally into the reception area, making it ideal for both everyday living and

