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Holland Park, London, W11

Asking Price £700,000



A one-bedroom apartment situated on Holland Park, one of West London's most sought-after residential addresses. Requiring modernisation throughout, the property offers an opportunity for a purchaser to create a home to their own taste in a desirable Kensington setting.

The area is characterised by attractive period buildings and tree-lined streets, with the open spaces of Holland Park nearby. Its landscaped gardens, woodland walks and renowned Kyoto Garden provide a peaceful retreat from the surrounding city.

Notting Hill and Holland Park Avenue offer a varied selection of independent shops, cafés and restaurants, while High Street Kensington provides further shopping and dining options. Portobello Road and its popular market are also within easy reach.

Holland Park Underground station offers Central line connections to the West End and the City, making the location well suited to those seeking a London home or pied-à-terre.

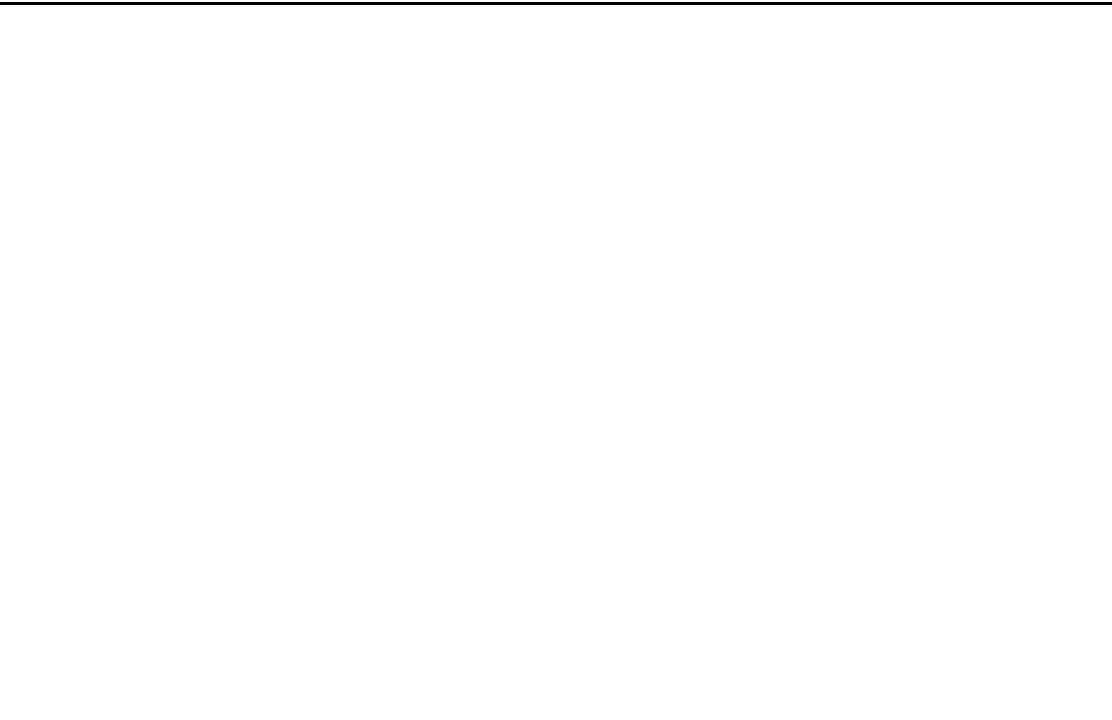
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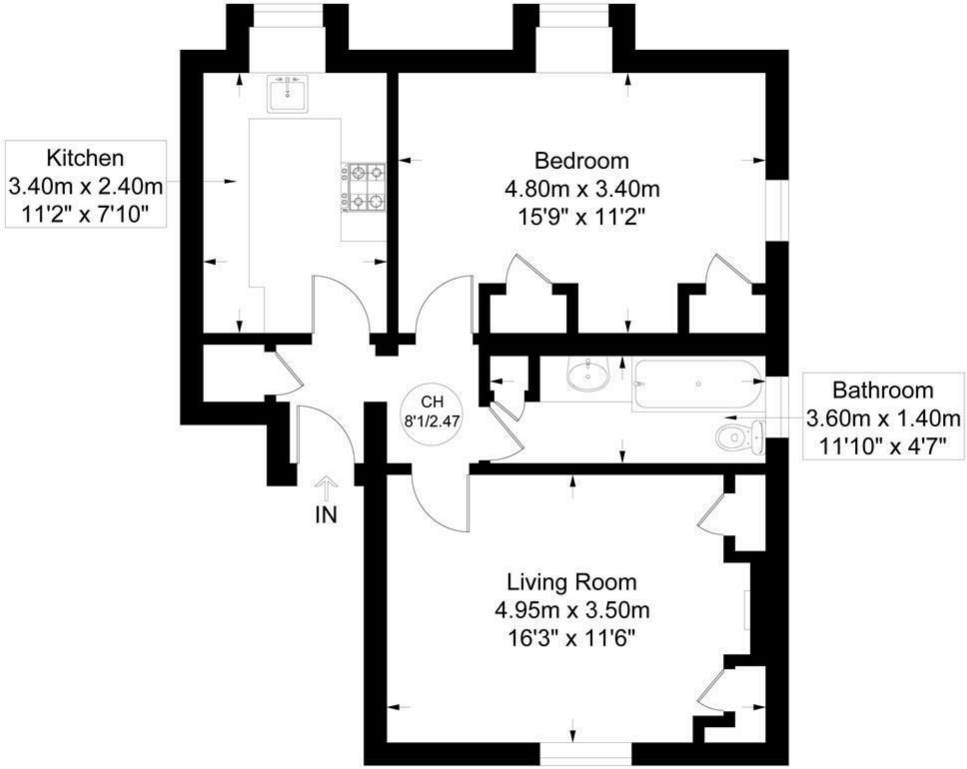
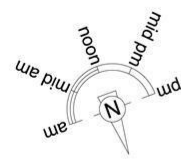
KEY FEATURES



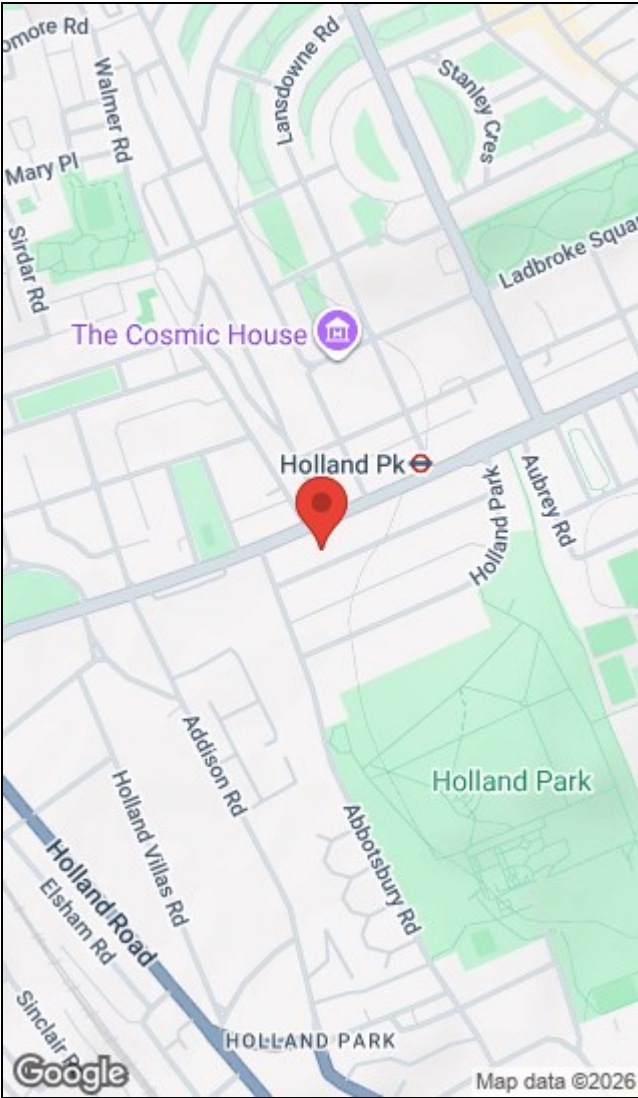


Holland Park, W11

Approximate Gross Internal Area = 601 sq ft / 55.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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