



## HOLLAND PARK

LONDON, W11 3SJ

£2,000,000  
LEASEHOLD - SHARE OF FREEHOLD

Guide Price £2,000,000-£2,250,000: set in the prestigious area of Holland Park, this exquisite lateral top floor flat offers a splendid blend of Victorian charm and modern living. Spanning an impressive 1,866 square feet, the property boasts four bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking ample space.

The apartment has an extremely generous double-reception room which enjoys an abundance of natural light due to its dual aspect. The private balcony is perfect for enjoying a morning coffee or an evening glass of wine while taking in the serene surroundings. Additionally, residents have access to a lovely communal garden, providing a peaceful retreat in the heart of the city.

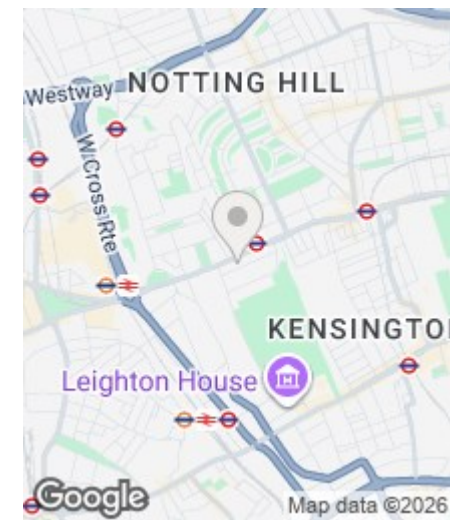
Built in the late 19th century, the building itself illustrates the opulence of Victorian architecture and is situated on one of the best roads in Holland Park with an array of local amenities, parks, and excellent transport links. This property is a rare find, combining historical elegance with comfort, making it a must-see for discerning buyers.

**SANDERSONS**  
LONDON

**Holland Park, W11**

Approximate Gross Internal Area  
 173 sq m / 1866 sq ft Including Under 1.5m  
 171 sq m / 1844 sq ft Excluding Under 1.5m

Not to Scale, For identification only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: H**

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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