



## HOLLAND PARK LONDON, W11 3SL

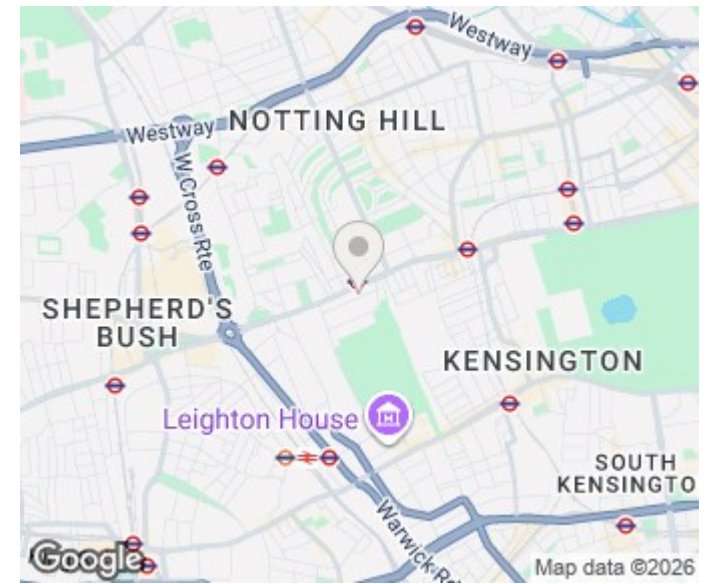
£380,000  
LEASEHOLD

A charming and well-presented studio flat in a beautiful Italianate Holland Park villa. Located on one of the most sought-after roads in the Royal Borough, Sandersons are delighted to offer this charming studio flat. Having recently undergone a full programme of refurbishment and boasting high ceilings and innovative design this apartment offers excellent storage solutions, a beautiful kitchen suite and a modern bathroom. There is a large communal garden for use by residents of the building and a useful gate giving direct access to Holland Park Avenue with the underground station directly across the road. A perfect pied a terre or investment property, the green spaces of Holland Park are just moments away and transport links from Holland Park tube station afford easy access to the City, Canary Wharf and West End. The amenities of Notting Hill and Kensington High Street are also within easy walking distance offering superb shopping and an abundance of restaurants and bars. This flat is being sold on a chain-free basis. Service Charge: £1,980 per annum, inclusive of ground rent as well as heating and hot water.

**SANDERSONS**  
LONDON




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



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



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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