



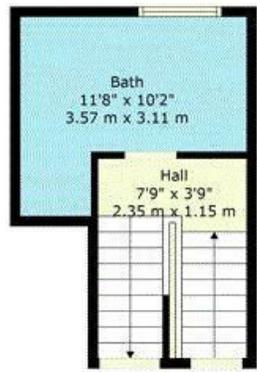
HOLLAND PARK

LONDON, W11 3RZ

£2,300,000
SHARE OF FREEHOLD

Three bedroom lateral flat in Holland Park requiring full refurbishment. An increasingly rare opportunity to purchase a lateral flat in a handsome Italianate Villa in Holland Park, offered in shell condition. Entered on the 2nd floor and spanning the entirety of the 3rd floor the flat boasts superb long views to the west over Holland Park Lawn Tennis Club. The property spans c.1,600 sq ft and is presented as a blank canvas for an incoming buyer to create a stunning flat to their taste. Situated on one of the most prestigious and sought-after roads within the Royal Borough this fantastic apartment benefits from world-class shopping and dining opportunities in Holland Park, Notting Hill and Kensington High Street. Transport links from Holland Park and Notting Hill Gate ensure easy access to the City, West End and Canary Wharf and access to the 54 acres of Holland park itself is a few moments walk. Offered with a share of the freehold. EPC rating: G

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Floor 1



Floor 2



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

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