



Holland Park Gardens
Kensington, W14





A beautifully refurbished two-bedroom top floor apartment, finished to an exceptional standard and ideally positioned in the heart of Holland Park, with excellent natural light and views over the tennis club.

Set within an attractive red brick mansion building, the apartment offers bright and well-balanced accommodation throughout. The elegant reception room features bespoke storage units and a charming bay window seat, creating a welcoming space for both relaxing and entertaining. A modern eat-in kitchen is fitted with integrated appliances and finished to a high specification.

The principal bedroom benefits from a stylish en suite bathroom and a dressing room, while the second bedroom is well proportioned and served by a separate bathroom. A private terrace overlooking the nearby tennis courts provides a peaceful outdoor retreat and an ideal spot to enjoy the surrounding greenery.

Holland Park Mansions is superbly located for the excellent boutiques, cafés, bars and restaurants of Notting Hill Gate, as well as the renowned market and independent shops of Portobello Road. The open green spaces of Holland Park are also close by. Transport links are excellent, with Holland Park Underground Station (Central Line) providing convenient access across London.

- Two bedrooms
- Two bathrooms
- Parquet flooring
- Moments from the park
- Separate kitchen

Asking Price £1,500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	56 D	
21-38	F		
1-20	G		

Tenure: Leasehold 173 years remaining

Service Charge: £7,615.85 per annum

Ground Rent: £550 per annum

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons Kensington Sales

116 Kensington High Street

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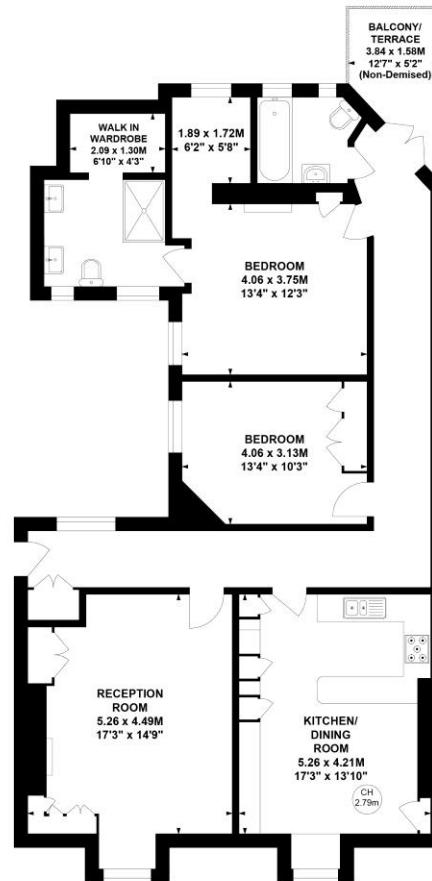
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Holland Park Mansions, W14

Approximate gross internal area
121.41 sq m / 1307 sq ft

Key :
CH - Ceiling Height



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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