



**St. Anns Road, W11**

**£325,000**

This spacious 590 sq ft flat is ideally located just off Holland Road, moments from the open green spaces of Holland Park. The property features a large double bedroom, a generous living room, and a separate modern kitchen, all complemented by a private balcony.

Recently modernised, the flat benefits from abundant natural light throughout and is presented in excellent condition, making it ready to move into with minimal work required.

Set in a highly desirable location, the property is perfectly positioned close to Westfield Shopping Centre and the excellent transport links of Wood Lane, White City, and Holland Park stations, offering both convenience and lifestyle appeal.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>

Energy Efficiency Rating: **70**

Environmental Impact (CO<sub>2</sub>) Rating: **70**

England & Wales 2008/11/EC