



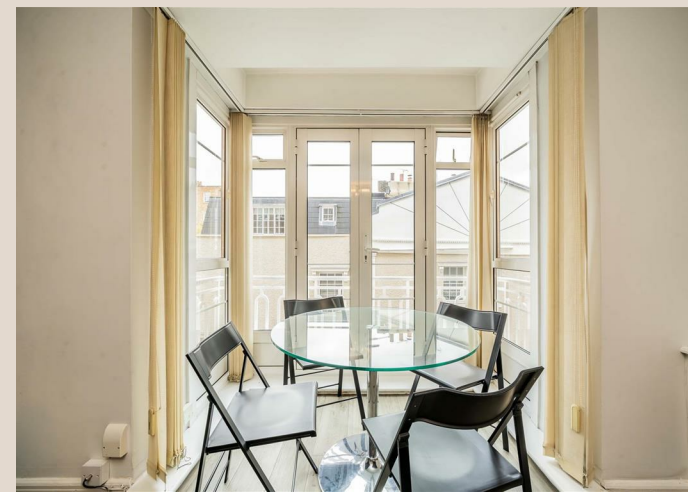
11 Holland Park Avenue | London | W11

Guide price £600,000 | Leasehold



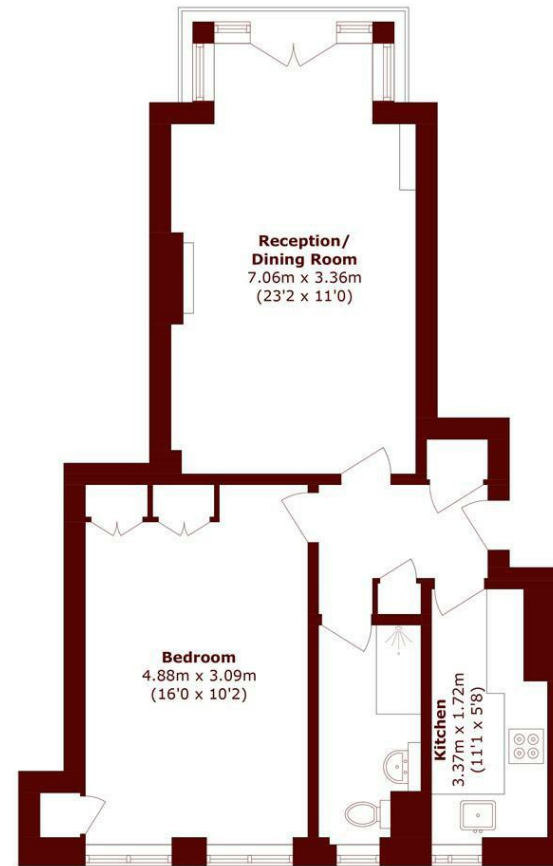
ADN
RESIDENTIAL

Positioned on the second floor of the popular Linton House, this beautifully presented one-bedroom apartment offers sophisticated living in the heart of one of West London's most desirable neighbourhoods. Accessed via lift and benefiting from portage, the property features a bright and thoughtfully designed layout, combining practicality with understated elegance—ideal as a refined London residence or a prime investment opportunity. Ideally located on Holland Park Avenue, the apartment is just moments from Notting Hill Gate Underground Station, offering seamless access across the capital via the Central, Circle, and District lines. Residents enjoy immediate proximity to the stylish boutiques, acclaimed restaurants, and charming cafés of Notting Hill and Holland Park, while the tranquil open spaces of Holland Park are just a short stroll away, providing a rare balance of vibrant city living and peaceful retreat.

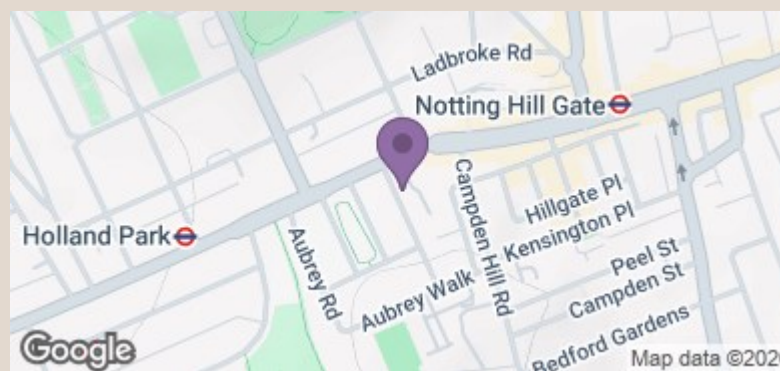


Council Tax Band: F
EPC: C





Total area (approx.): 51.6 sq. m (555.4 sq. ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(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	

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