



# HOLLAND PARK

Holland Park, W8



## HOLLAND PARK, KENSINGTON W8

A delightful one bedroom, ground-floor apartment with 3.85m ceiling heights, for sale in Holland Park, W11.

   EPC  
1 1 1 TBC

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold with approximately 973 years remaining

Service charge: £9,462 per annum (including hot water and heating),  
reviewed every year, next review date 2026

**Guide Price: £1,200,000**

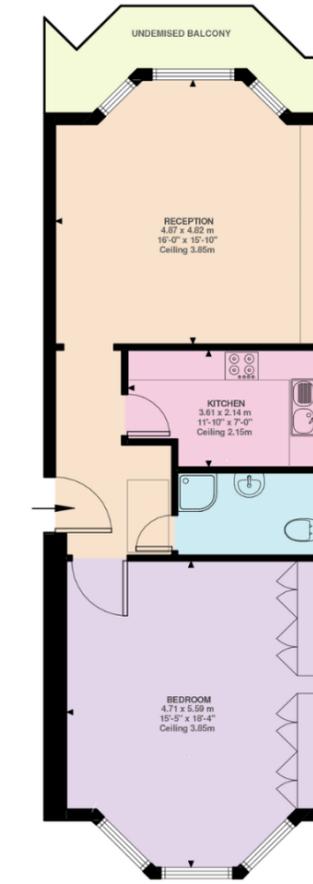


## ELEGANT AND SPACIOUS

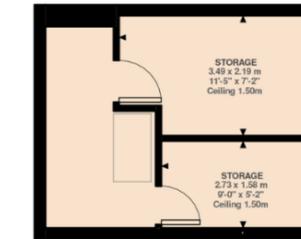
An impressive one bedroom apartment located on the ground floor of a handsome period conversion on Holland Park, W11.

The property features an impressive reception room with grand proportions and impressive high ceilings that create a bright and welcoming space for entertaining and everyday living. There is a bay window at the rear of the apartment that provides excellent views over the communal garden, a separate kitchen and bathroom. The large bedroom is positioned at the front of the apartment.

Holland Park is one of the most sought-after streets in Kensington and Chelsea. Holland Park Underground (Central Line) and Notting Hill Gate (District and Central lines) are both conveniently located nearby, as is the green open space of Holland Park.



Raised Ground Floor  
707 ft<sup>2</sup>



Approximate Gross Internal Area = 65.69 sq m / 707 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Jordanna Mancina**

+44 20 3892 3573

jordanna.mancina@knightfrank.com

**Kensington Sales**

52-56 Kensington Church Street

W8 4DB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.