



St. James's Gardens  
Holland Park, W11

CHESTERTONS





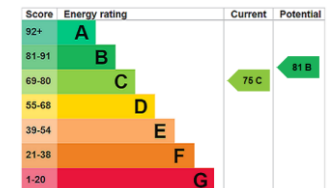
An impeccably presented and elegant three bedroom, three bathroom period apartment in the heart of Holland Park, this exceptional home combines generous proportions with refined contemporary living. Arranged over the raised and lower ground floors, the property benefits from high ceilings and beautiful south facing views across a private garden square.

The raised ground floor offers a spacious reception room with wood flooring, a separate dining area, and a stylish eat in kitchen opening onto a balcony with direct access to a large private garden, ideal for both relaxing and entertaining. A guest cloakroom completes this level. The lower ground floor comprises a generous master bedroom suite and two further double bedrooms, each with its own en suite bathroom, all with excellent storage.

Further benefits include access to the beautifully maintained communal garden square. St James's Square is a charming garden square in Holland Park, conveniently located just 0.4 miles from Holland Park Underground station, as well as the cafés and shops along Holland Park Avenue, with the many attractions of Notting Hill also close by.

- Elegant three bedroom, three bathroom period apartment
- High ceilings and south facing views over a garden square
- Private garden and balcony for outdoor living
- Spacious reception room and stylish eat-in kitchen
- Access to beautiful communal garden square
- Prime Holland Park location near transport and amenities of

Asking Price £2,600,000



**Tenure:** Leasehold 976 years

**Service Charge:** £7000 pa

**Ground Rent:** £0

**Local Authority:** Kensington & Chelsea

**Council Tax Band:** G

**Chestertons Notting Hill Sales**

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## St. James's Gardens, W11

Approximate gross internal area  
133.08 sq m / 1432 sq ft

Key :  
CH - Ceiling Height



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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