



## HOLLAND PARK

LONDON, W11 3SL

£365,000  
LEASEHOLD

A beautifully appointed studio apartment set within an elegant Italianate villa in the heart of Holland Park, one of the Royal Borough's most prestigious addresses. This exceptional residence has been meticulously refurbished to an exacting standard, seamlessly blending period charm with contemporary sophistication.

The apartment boasts impressive ceiling heights and a thoughtfully curated layout, offering bespoke storage solutions, a sleek designer kitchen, and a refined, modern bathroom. Residents further benefit from access to a beautifully maintained communal garden, along with a private gate providing direct access to Holland Park Avenue, where Holland Park tube station is conveniently situated just opposite.

Ideally suited as a luxurious pied-à-terre or a discerning investment, the property is moments from the open green spaces of Holland Park, while the world-class boutiques, restaurants, and cafés of Notting Hill and Kensington High Street are within easy walking distance. Excellent transport connections provide swift access to the West End, the City, and Canary Wharf.

Offered to the market chain-free, the property also benefits from a service charge of £2,185 per annum, inclusive of ground rent, heating, and hot water.

**SANDERSONS**  
LONDON

