






# HOLLAND PARK

Holland Park W11



## A BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT

Set on the lower ground floor of an elegant white-stucco fronted conversion on the sought-after Holland Park, W11.

   EPC  
2 2 1 C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold, approximately 97 years remaining

Ground rent: £330 per annum, reviewed every year, next review due 2026

Service charge: £5,303.68 per annum, reviewed every year, next review due 2026

**Guide Price: £1,250,000**



## SPANNING APPROXIMATELY 1,000 SQ FT

Quietly positioned at the rear of the building, the property offers an excellent balance of living and entertaining space. Upon entry, a generous entrance hall – currently arranged as a dining area – provides a welcoming introduction and leads through to an impressive reception room, complete with a feature fireplace, creating an ideal setting for both relaxing and entertaining. The apartment further benefits from a separate, modern fitted kitchen, thoughtfully designed for both practicality and style.

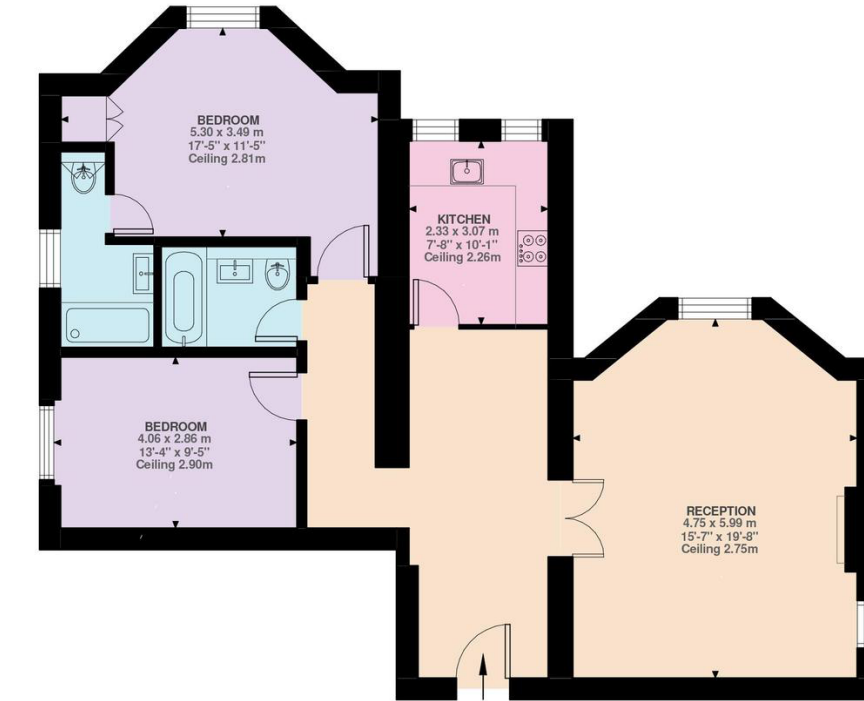
Accommodation comprises a spacious principal bedroom with an en suite shower room, a second double bedroom, and a well-appointed family bathroom.

Positioned in Holland Park, the green spaces of Holland Park itself are just moments away, along with the high-end boutiques and fine dining of nearby Notting Hill and Kensington



Approximate Gross Internal Area = 94.81 sq m / 1021 sq ft

**Holland Park, W11**  
Approximate Gross Internal Area  
94.81 SQ.M / 1021 SQ.FT



Lower Ground Floor  
1021 ft<sup>2</sup>

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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

**Knight Frank Kensington**

52-56 Kensington Church Street

London 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 2026. Photographs and videos dated May 2026. 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.