



205 Holland Park Avenue, London  
W11

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, W11

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## £1,950,000 Leasehold

### Luxury Three-Bedroom Apartment with Balcony & City Views — W11

A bright and spacious three-bedroom apartment on the 7th floor of a modern development in W11, offering 1,207 sqft (112 sqm) of high-specification living just moments from Westfield London and Holland Park.

The home features a generous open-plan lounge and dining area opening onto a private balcony with pleasant city views, alongside a sleek integrated kitchen. There are three double bedrooms, including two ensembles, plus a stylish guest/family bathroom and excellent built-in storage throughout.

Residents benefit from an on-site porter service, landscaped communal gardens, and a secure, modern building under 10 years old.

Outstanding Location: Moments from Westfield London, Holland Park, and Notting Hill, with excellent transport links via Shepherd's Bush (Central & H&C Lines) and Holland Park Underground.

A rare opportunity to secure a luxury apartment in one of West London's most desirable locations.

Lease — 990 Years Remaining  
Ground Rent - £850PA  
Service Charge - £6000PA

Council Tax — Kensington & Chelsea Band - G  
EPC — B (88)

- Three Bedrooms
- Two Ensembles
- 1207sqft (112sqm)
- 7th Floor With Lift
- Balcony
- Luxury Apartment
- Modern Kitchen
- Prime Location Moments Away From Westfield Shopping Centre
- Day Porter (Mon-Fri Between 8am and 5pm)
- EPC — B (88)



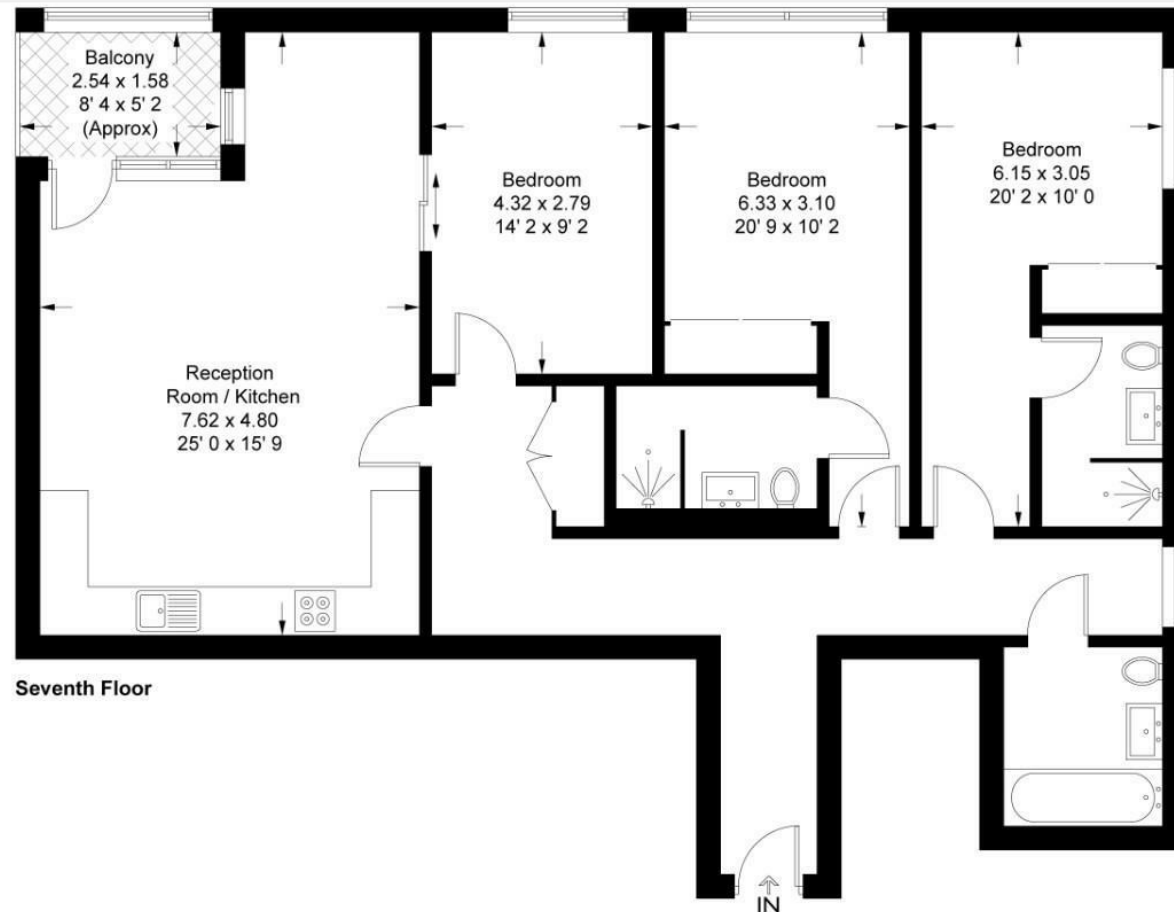
EPC certificate available on request.

## Holland Park Avenue

Approximate Gross Internal Area = 1207 sq ft / 112.1 sq m

Balcony = 43 sq ft / 4 sq m

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Seventh Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



