

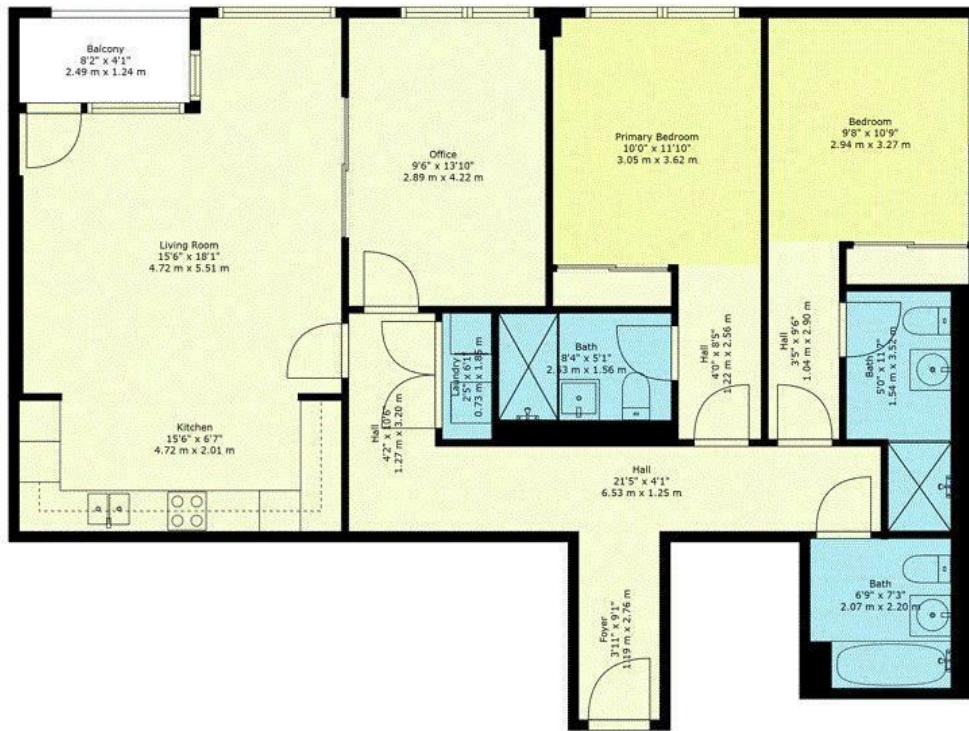
HOLLAND PARK AVENUE

LONDON, W11 4XB

£950,000
LEASEHOLD

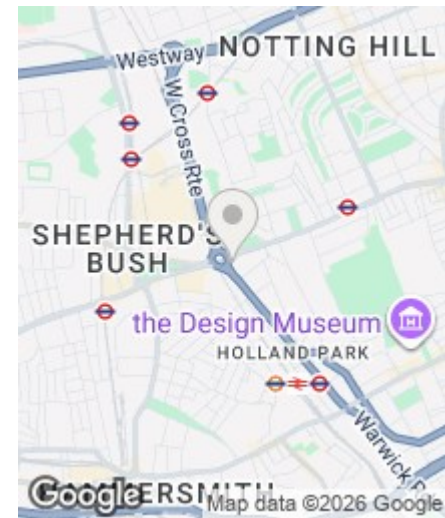
A spacious and bright 3 bedroom flat on the 1st floor (with lift) of a portered development in Holland Park. Entered on the 1st floor, accommodation briefly comprises; 3 bedrooms, 3 bathrooms, a generous open-plan kitchen / reception room and a private balcony. The flat offers c. 1,180 sq ft and is presented in immaculate condition throughout. The layout of this particular property is flexible and bedroom 3 can open into the reception room to provide a separate dining room or home office if less bedroom accommodation is required. The development is ideally located for the amenities, shopping and dining opportunities of Holland Park and Notting Hill and is also within a few moments' walk of Westfield and Shepherds Bush stations. Access to the City, West End and Canary Wharf is convenient as are international transport hubs at Heathrow and St Pancras. Offered on a long lease of c.990 years. Service charge - c.£6,000 per annum. Ground rent - £850 per annum. EPC rating - B

SANDERSONS
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TOTAL: 1182 sq. ft, 110 m²
 FLOOR 1: 1182 sq. ft, 110 m²
 EXCLUDED AREAS: BALCONY: 34 sq. ft, 3 m²

This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gla), Are Approximate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: **G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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