



## HOLLAND PARK

LONDON, W11 3SL

£375,000  
LEASEHOLD

A charming and well-presented studio flat in a beautiful Italianate Holland Park villa. Located on one of the most sought-after roads in the Royal Borough, Sandersons are delighted to offer this charming studio flat. Having recently undergone a full programme of refurbishment and boasting high ceilings and innovative design this apartment offers excellent storage solutions, a beautiful kitchen suite and a modern bathroom. There is a large communal garden for use by residents of the building and a useful gate giving direct access to Holland Park Avenue with the underground station directly across the road. A perfect pied a terre or investment property, the green spaces of Holland Park are just moments away and transport links from Holland Park tube station afford easy access to the City, Canary Wharf and West End. The amenities of Notting Hill and Kensington High Street are also within easy walking distance offering superb shopping and an abundance of restaurants and bars. This flat is being sold on a chain-free basis. Service Charge: £1,488 per annum, inclusive of ground rent as well as heating and hot water.

**SANDERSONS**  
LONDON

