



HOLLANDGREEN PLACE

London - W8

Exquisite interior designed one-bedroom apartment in one of Kensington's finest new developments.



HOLLANDGREEN
PLACE
London - W8


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ADVISORY

Measuring 646 sq ft, set on the third floor with floor to ceiling windows and impressive 2.9m ceiling heights. The kitchen is well equipped with Gaggenau appliances and has space for dining, leading onto the living room which is flooded with natural light from the southerly aspect.



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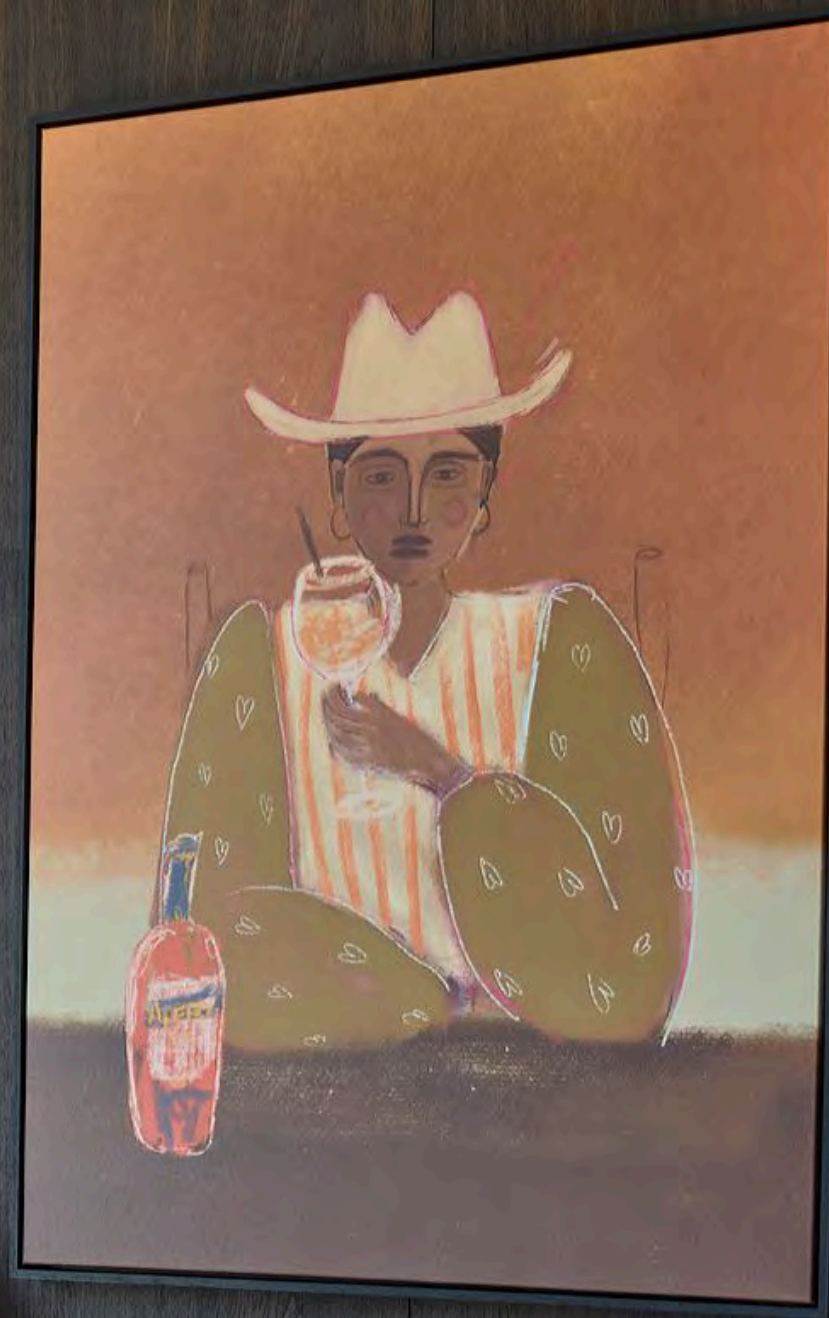
The bedroom is well appointed with ample built in storage and benefits from a large en-suite bathroom.



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Hollandgreen Place has an outstanding spa and entertainment area for residents and their guests. With double-height ceilings, there is a naturally-lit 20-metre heated swimming pool and a hot spa. Around the pool is a sauna and steam room, a fitness centre with a gym and studio space and treatment rooms.



The entertainment area includes a cinema, a private function room, a golf simulator and a children's playroom. The development also benefits from a 24 hour concierge team.

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Key Points

One Bedroom Suite | Impressive ceiling heights | Interior designed | Air conditioning | 24-hour concierge | Extensive facilities

Tenure:

Leasehold, expires 31/12/3011

Service Charge ending 31 March 2027:

£17,965.42 per annum

Ground rent

£1,000 per annum

Local Authority:

Royal Borough of Kensington & Chelsea

Council Tax:

Band H

Approx. Gross Internal Area:

646 sq.ft / 60 sq.m

Guide Price:

£1,750,000



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Hollandgreen Place, W11

Approximate Gross Internal Area
60 sq m/ 646 sq ft

Not to Scale, for identification only



Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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