



Holland Park, W11



## Holland Park, W11

An immaculately presented two bedroom apartment with excellent living/entertaining space situated on the first floor of this attractive white stucco villa in prestigious Holland Park.

Entered via the first floor half landing, this well presented first floor apartment offers a 32 ft by 16 ft reception/dining room ideal for entertaining, 3.17m ceiling height and a southfacing orientation. A well-appointed eat-in kitchen is situated to the rear overlooking the neighbouring gardens.

Located on the favoured Holland Park address, the property benefits from the local amenities and transport links of Holland Park, Notting Hill Gate as well as Kensington High Street. The green and open spaces of Holland Park itself is located across the road.

Reception room | Kitchen | Principal bedroom with en suite shower room | Bedroom two with en suite bathroom | Guest cloakroom | Storage  
Non-demised balcony | EPC Rating D

### Terms

**Tenure:** Leasehold. 125 years (less 10 days) from 24th June 1988 plus a Share of the Freehold

**Service Charge:** Approximately £1,977.60 for the period 01/01/24 to 31/03/24

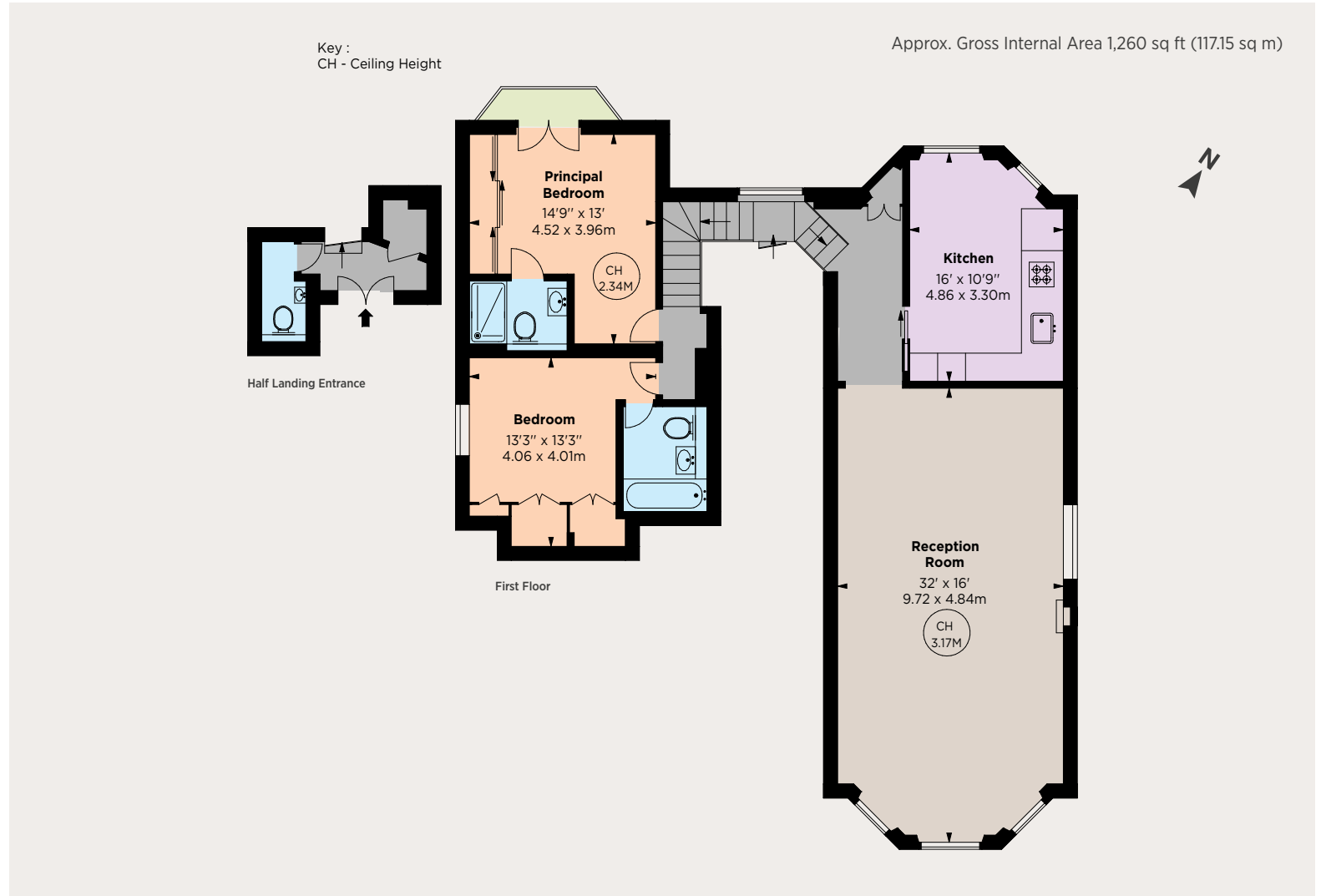
**Council Tax:** Band G

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £2,675,000







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