



Holland Park, London, W11

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## Holland Park, London, W11

Having been the subject of a recent and meticulous refurbishment throughout, this lateral apartment is situated on the second floor, with the unique benefit of direct lift access, in this impressive detached Holland Park villa.

The apartment comprises approximately 1,650 sq ft and offers two bedroom suites plus a third bedroom/study and excellent living space via a double reception room/dining room and balcony accessed via double doors. This immaculately presented apartment also offers a fully integrated and well-designed kitchen, wonderful natural light via a south facing orientation and 2.7m ceiling heights in all main rooms. Of further note, the building is exceptionally well managed.

Holland Park is ideally located close to the local amenities and transport facilities of Holland Park Avenue, Notting Hill Gate and Kensington High Street. The green and open spaces of Holland Park itself are located opposite.

Reception room | Dining room | Kitchen  
Principal bedroom and en suite shower room  
Bedroom two and en suite shower room  
Bedroom three/study | Guest cloakroom | Utility room | Balcony | Direct lift access | EPC Rating C



### Terms

**Tenure:** Leasehold 999 years from 1st January 2020 plus Share of Freehold interest

**Service Charge:** Approximately £1,625 for the period 01/01/25 to 31/03/25

**Sinking Fund Contribution:** Approximately £1,022 for the period 01/01/25 to 31/03/25

**Council Tax:** Band G

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

**Asking Price:** £3,950,000







