



Holland Park, W11

£1,100,000 *Share of Freehold*



A beautifully presented two bedroom flat situated on the second floor of a double fronted Grade II Listed detached Victorian villa.

KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Separate Study/Storage Room
- Large Shared Rear Garden



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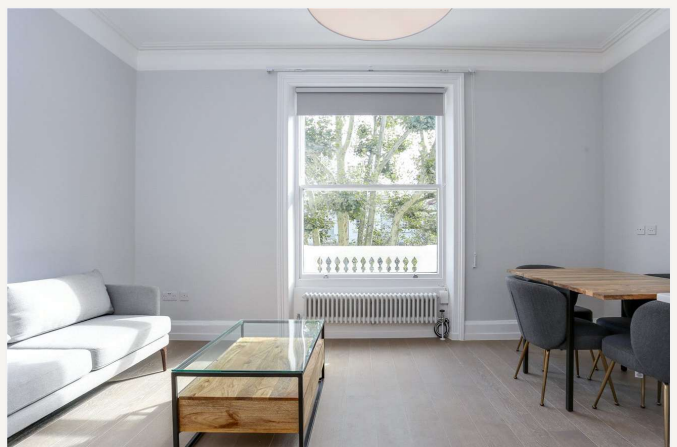
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The property has long views over the Holland Park Lawn Tennis Club and a large shared garden to the rear. The flat has a reception room, modern kitchen, two double bedrooms, luxury bathroom and separate half landing study.

Holland Park is a very sought after address and is close to the many excellent shops, restaurants and transport facilities on Holland Park Avenue and Notting Hill Gate. The flat has access to a superb shared rear garden and the further green open spaces of Holland Park itself are within easy walking distance.



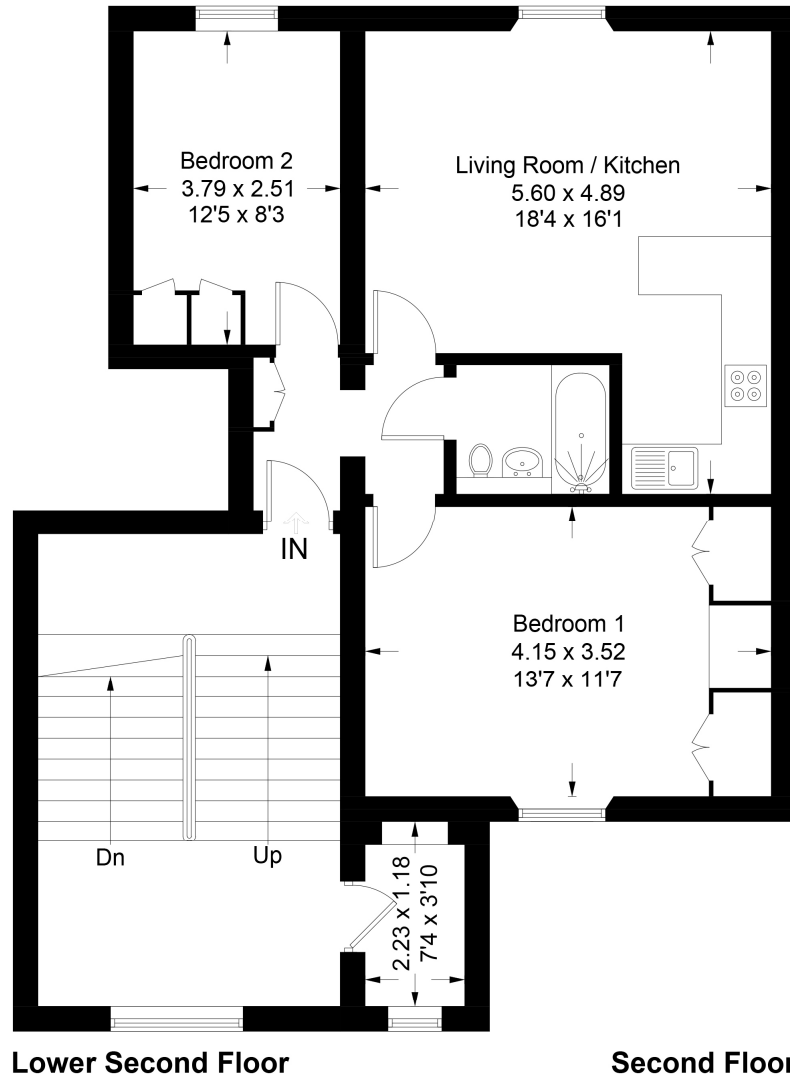


MATERIAL INFO

Tenure: Share of Freehold
Term: approx. 968 years remaining
Service Charge: £8,000 per annum
Ground Rent: TBC
Council Tax Band: G
EPC rating: E

Holland Park

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft
(Excluding Communal Area)



Lower Second Floor

Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID753546)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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