



Holland Park Avenue, W11

£775,000 *Leasehold*



A BRIGHT AND SPACIOUS 2 BEDROOM, TOP FLOOR FLAT IN THIS EXCELLENT HOLLAND PARK & NOTTING HILL LOCATION.



Notting Hill Sales

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#### DESCRIPTION

This bright and spacious flat occupies the top floor of a beautifully converted period building on the border of Notting Hill and Holland Park. The accommodation extends to approximately 750 sq. ft. and is entered on the third floor via a spacious entrance hall, with stairs leading up to the fourth floor.

At the front, there is a charming open-plan reception room with kitchen, filled with natural light. To the rear, two well-proportioned double bedrooms provide a quiet retreat, complemented by a generous bathroom. The flat enjoys far-reaching views, offering a delightful outlook across the surrounding area.

#### LOCATION:

Ideally located on Holland Park Avenue which runs from Notting Hill to Shepherds Bush, this property is a short walk to the Holland Park Tube station on the Central Line, and the local shops and restaurants of the area.

#### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Gas

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



MATERIAL INFORMATION

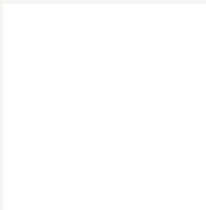
Tenure: Leasehold  
Term: 150 year and 0 months  
Service Charge: £2,130 per annum  
Council Tax Band: E (RBKC)  
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS250185>

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.



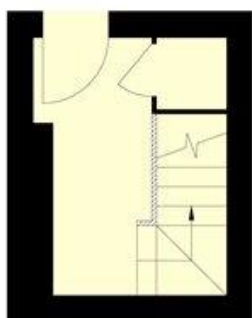
# HOLLAND PARK AVENUE, W11

APPROXIMATE GROSS INTERNAL AREA

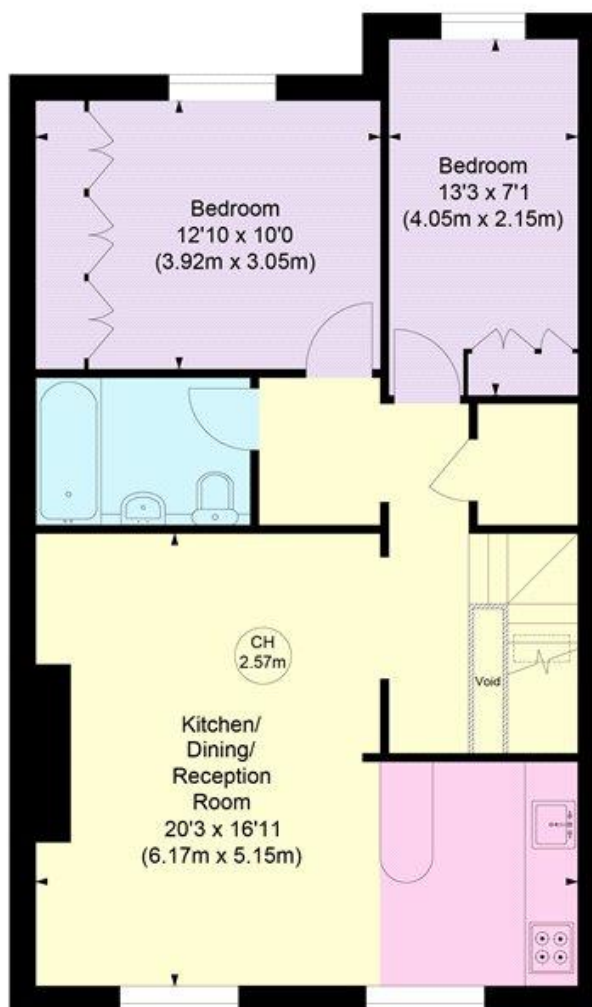
750 Ft<sup>2</sup> - 69.73 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



THIRD FLOOR



FOURTH FLOOR

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