



Holland Park Avenue, W11

£1,250,000 *Share of Freehold*



THIS CHARMING AND CHARACTERFUL TWO-BEDROOM APARTMENT OCCUPIES THE SECOND FLOOR OF AN END-OF-TERRACE PERIOD CONVERSION, WITH ITS PRIVATE ENTRANCE ON THE FIRST FLOOR.



Notting Hill Sales

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Extending to 930 sq. ft., the accommodation is thoughtfully arranged and begins with an entrance hall and staircase leading to a bright and spacious landing, from which all rooms are accessed. At the front sits the reception room, tastefully decorated and enhanced by French doors that open onto a south-facing balcony. Adjoining this is a double-aspect kitchen fitted with a range of wall and base units, offering both practicality and natural light. Both bedrooms are peacefully positioned at the rear and benefit from generous built-in wardrobes and storage. A well-appointed bathroom completes this delightful home.

Ideally located on Holland Park Avenue which runs from Notting Hill to Shepherd's 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 as well as a short stroll from Holland Park and Kensington Gardens.





## MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 239 year and 2 months  
**Service Charge:** £1,800 per annum  
**Ground Rent:** Peppercorn  
**Council Tax Band:** G (RBKC)  
**EPC rating:** C

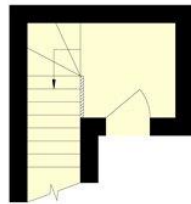
# HOLLAND PARK AVENUE, W11

APPROXIMATE GROSS INTERNAL AREA

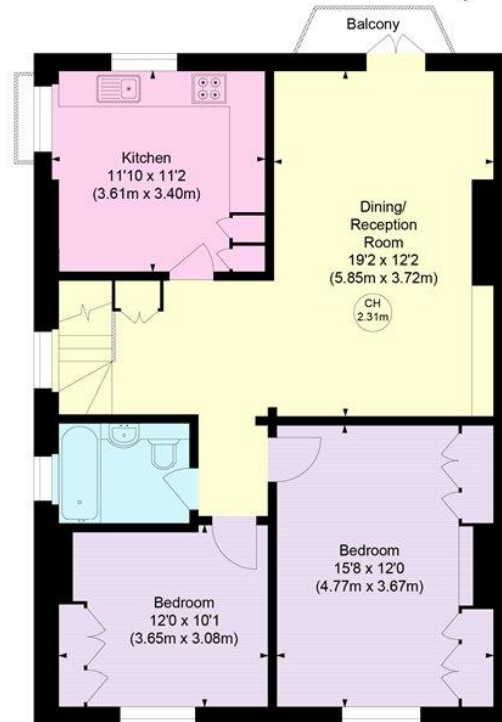
930 Ft<sup>2</sup> - 86 M<sup>2</sup>

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



FIRST FLOOR

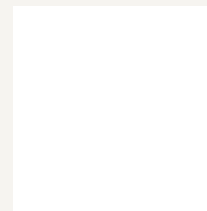


SECOND FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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