

RUSSELL SIMPSON

Elegant two-bedroom apartment in
Holland Park, with communal
garden access

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£1,695,000

BEDROOMS 2	INTERNAL 790 SQ FT	OUTDOOR 91 SQ FT	COUNCIL RBKC
BATHROOMS 2	73 SQM	EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE —

The Property

A beautifully presented two-bedroom flat on the second floor of this impressive white stucco building.

Entering the flat on the second floor, you step into a welcoming entrance hall that leads through to the generous, open-plan reception room. The eye is immediately drawn to the large sash windows, framing the Southerly view over the building's communal gardens and directly into Holland Park. Peace and privacy in abundance, and with high ceilings and wooden flooring found both here and throughout the apartment, the period grandeur of this Grade II listed building is brought to the fore.

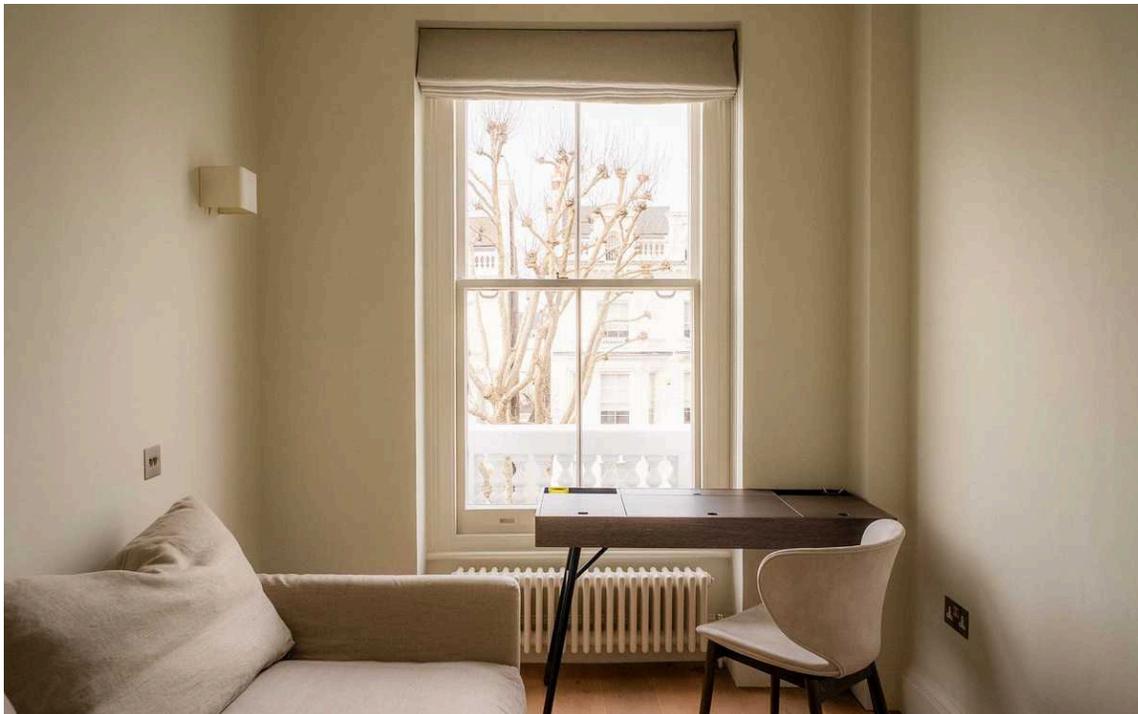
The kitchen features fitted units and modern appliances, with the dining area flowing naturally within the open plan layout.





The Bedrooms

There are two well-sized bedrooms, both with built-in storage and benefiting from excellent natural light. The principal bedroom features an ensuite bathroom, while a separate family shower room serves second.

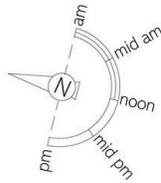


The Neighbourhood

The property benefits from a raft of small Juliette balconies, offering a variety of outlooks. Those to the rear over the rarely found communal gardens (to which the property has access) and beyond, and those to the front the delightful facades which make this address so desirable.

Holland Park is one of London's most sought-after residential areas, moments away from the expansive Holland Park with its Japanese Garden. The flat is within easy reach of Holland Park Underground station, while the upmarket boutiques and restaurants of Notting Hill are a short walk away.





Holland Park, W11

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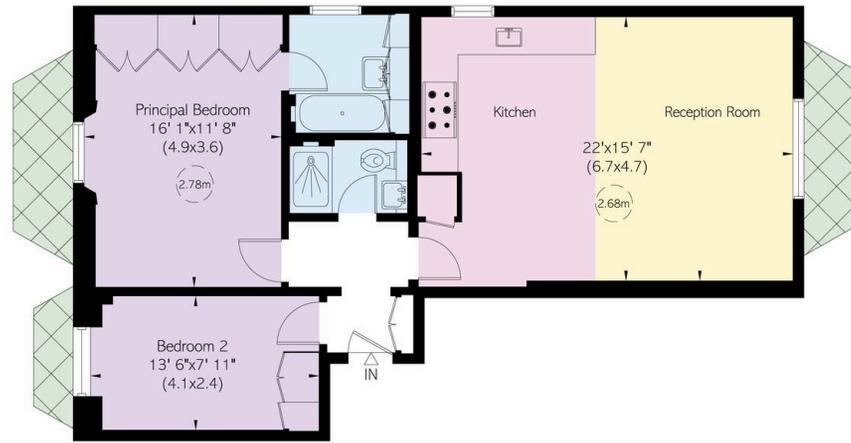
Approximate Internal Area

799 sq ft / 73 sq m

Outside Area

92 sq ft / 9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Second Floor

**RUSSELL
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