



RUSSELL SIMPSON

Beautiful flat immaculately
presented with contemporary
interiors moments away from
Holland Park

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£2,495,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,125 <small>SQ FT</small></div> <div>104 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>974 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£7,108 <small>P/Y</small></div>

The Property

Two bedroom flat with garden access in an impressive white stucco Victorian villa





Indoor Spaces

The property is decorated in a contemporary style, giving a sense of calm and space. Both the flat and building are presented in very good condition.

The far side of the flat contains a generous reception room with a wide bank of windows enjoying a westerly aspect. On one side is a fitted galley kitchen, on the other side a dining room.





The Bedrooms

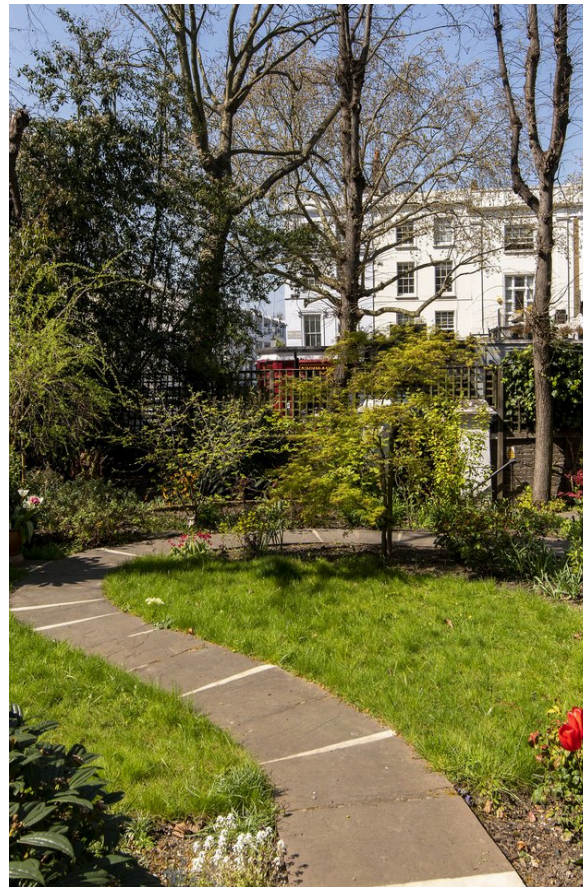
Entering the flat on the second floor, a front hall connects the main rooms of the property. On the south side is a principal bedroom with an ensuite bathroom. Next door is a second bedroom with a dressing room and an additional bathroom opposite, equipped with washing machine and drying machine.



The Neighbourhood

Residents have access to an unusually large communal rear garden, with a door leading to Holland Park Avenue for added convenience.

Holland Park is a quiet street lined with smart Victorian villas, set back from the pavement and faced in white stucco. From here, Holland Park underground station is a short walk away, while the restaurants and shops of Notting Hill are also close. In addition, the open spaces of Holland Park, with its mix of formal and landscaped gardens, are a few minutes' walk away.



img 2

Communal Garden

Holland Park, W11

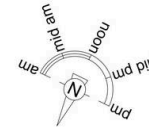
Approximate Area = 1125 sq ft / 104.5 sq m


(Excluding Reduced Headroom)

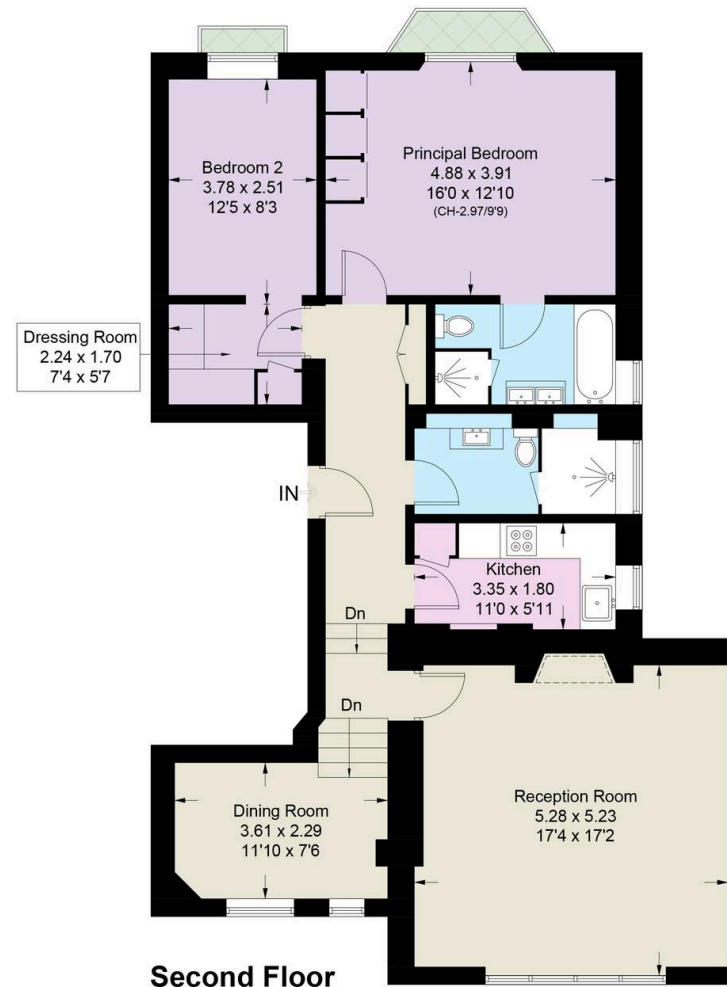
Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 1131 sq ft / 105.1 sq m

Including Limited Use Area / Reduced Headroom (26 sq ft / 2.4 sq m)



 = Reduced head height below 1.5m



Second Floor

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. (ID752777)

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