



Holland Park, W11



STRUTT & PARKER
BNP PARIBAS GROUP

Holland Park, W11

An immaculately presented two bedroom apartment with excellent living/entertaining space situated on the first floor of this attractive white stucco villa in prestigious Holland Park.

Entered via the first floor half landing, this well presented first floor apartment offers a 32 ft by 16 ft reception/dining room ideal for entertaining, 3.17m ceiling height and a southfacing orientation. A well-appointed eat-in kitchen is situated to the rear overlooking the neighbouring gardens.

Located on the favoured Holland Park address, the property benefits from the local amenities and transport links of Holland Park, Notting Hill Gate as well as Kensington High Street. The green and open spaces of Holland Park itself is located across the road.

Reception room | Kitchen | Principal bedroom with en suite shower room | Bedroom two with en suite bathroom | Guest cloakroom | Storage
Non-demised balcony | EPC Rating D

Terms

Tenure: Leasehold. 125 years (less 10 days) from 24th June 1988 plus a Share of the Freehold

Service Charge: Approximately £1,977.60 for the period 01/01/24 to 31/03/24

Ground Rent: Approximately £550 per annum

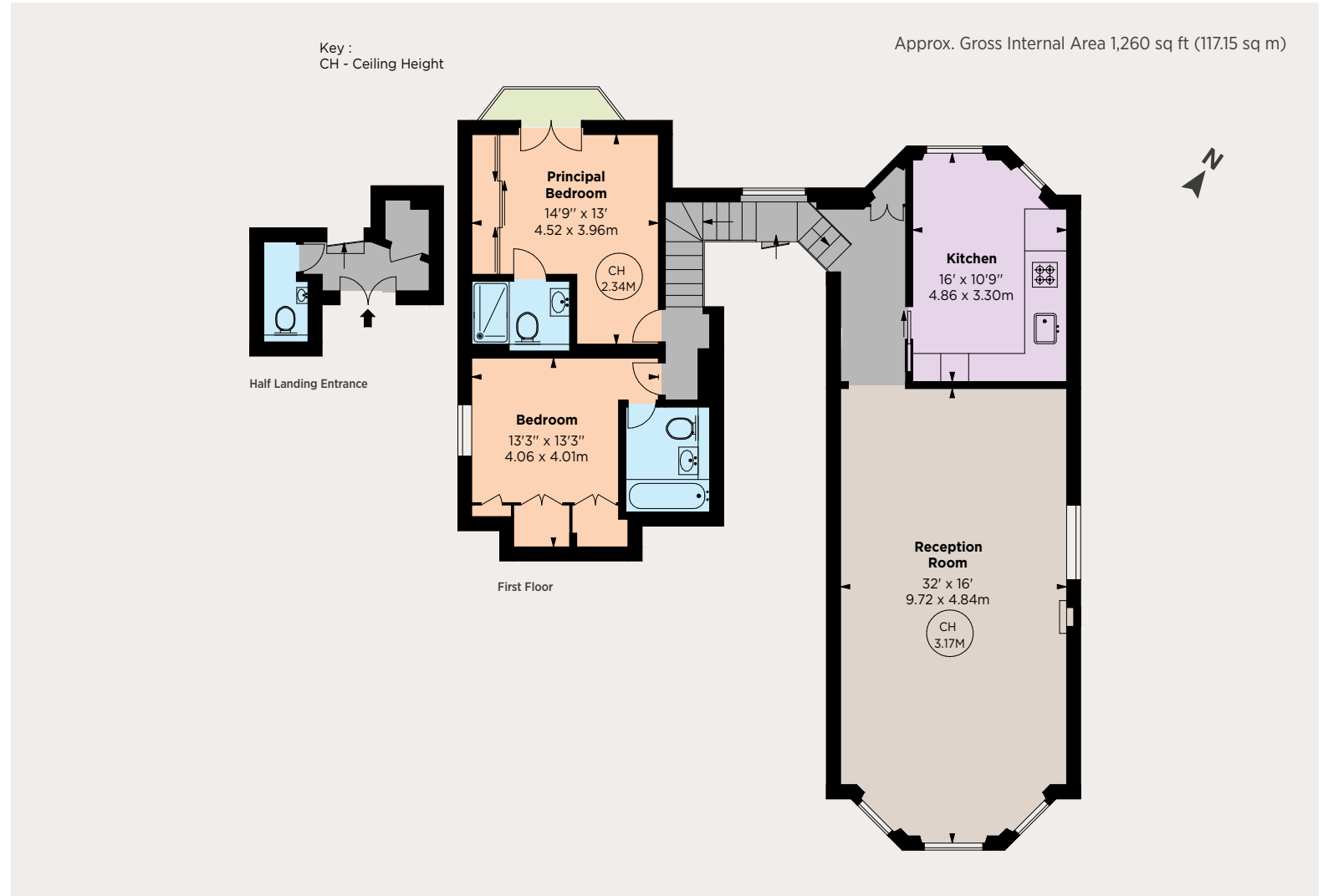
Council Tax: Band G

Local Authority: The Royal Borough of Kensington and Chelsea

Price: £2,780,000







FPL

6A Addison Avenue, London W11 4QR

020 7371 6237

laurent@fplhomes.com
fplhomes.com

Strutt & Parker

103 Kensington Church Street, London W8 7LN

020 7938 3666

kensington@struttandparker.com
struttandparker.com

IMPORTANT NOTICE

Strutt & Parker and Joint agent for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker or Joint agent has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker or Joint agent, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken April 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact either office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.