



Holland Park  
London, W11

Garden  
Flat

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP





A beautifully presented, garden studio apartment situated in a detached, stucco fronted Holland Park villa.

This charming apartment is presented in excellent condition throughout and provides a well-equipped kitchen and stylish bathroom.

The reception space, which cleverly incorporates the sleeping area, has wood parquet flooring and an abundance of natural light shining through French doors that open onto the garden. The large and well-maintained communal garden has direct access onto Holland Park Avenue, making it perfect for commuters catching the tube. The sought-after Holland Park is located close to many excellent shops and restaurants. The convenient transport facilities include Holland Park Station that runs along the Central Line and Notting Hill Gate offering the District & Circle Line. Holland Park itself is also very close by.

### Floorplans

**Gross internal area** 219 sq ft (20.35 sq m) excluding attics  
For identification purposes only.

### General

**Tenure:** Share of Freehold  
**Local Authority:** The Royal Borough of Kensington and Chelsea  
**Service Charge:** £4,030 per annum  
**Ground Rent:** Peppercorn  
**Council Tax:** Band H  
**EPC Rating:** D  
**Parking:** Resident permit parking available  
**Broadband:** High speed internet available  
**Asking Price:** £495,000

### Kensington

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