

Lansdowne Road,
Holland Park



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& Parker

Land and property. Since 1885.

An impressive three-bedroom apartment with a porter, lift, private parking and access to beautiful communal gardens.

Arranged over the second and third floors of this highly sought-after period building, the property offers excellent lateral living space and is well presented throughout. The second floor has an impressive entrance hall with ample storage, a guest cloakroom, a generous double-aspect reception room and a separate well-equipped kitchen. The third floor provides three spacious bedrooms and two bathrooms.

The flat also benefits from a designated store room, porter, lift access, private parking and access to a beautiful communal garden.



Location

Situated in the Ladbroke Conservation Area on a quiet corner of Lansdowne Road and Lansdowne Walk, the property is close to Holland Park Avenue and therefore benefits from all the shopping and transport facilities of the local area. The green spaces of Holland Park are also nearby.

Postcode region: W11

General

Tenure: 999 years from 29th September 1989. Plus a share in the freehold
Local Authority: The Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC Rating: D
Service Charge: Approximately £9,179.68 and contribution of £4,822.52 into the reserve fund per annum
Parking: Private parking space and residents permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

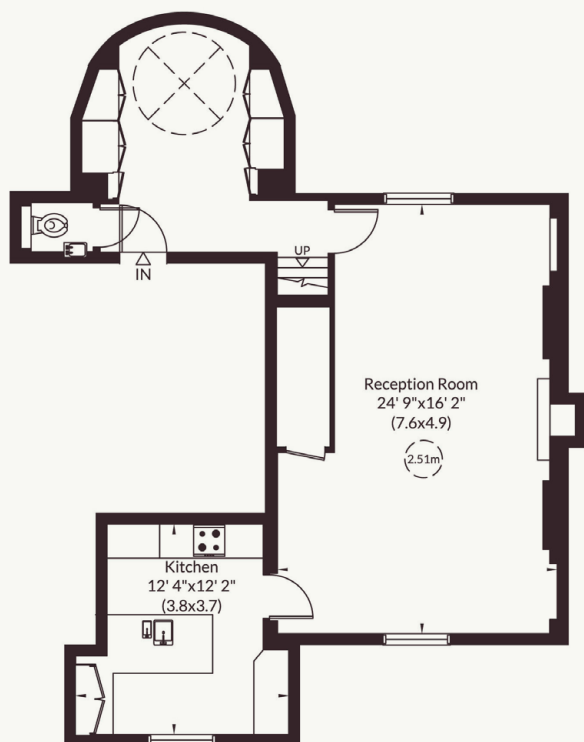
1,490 sq ft (138 sq m)
Lift
Store room | Porter
Access to communal gardens
Off street parking
Share of Freehold

Guide price £2,950,000

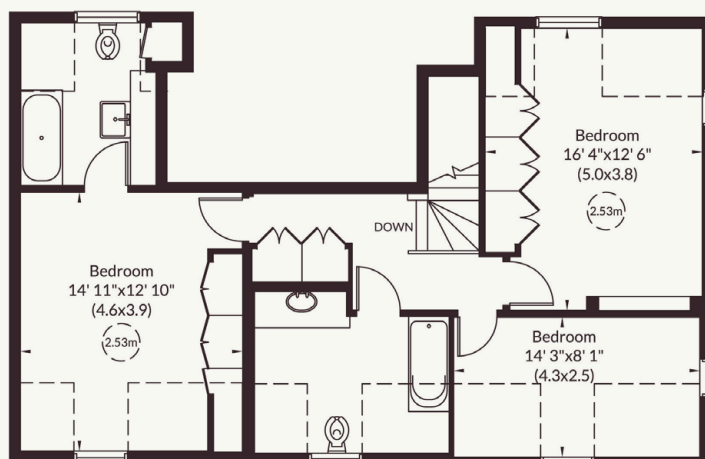


Approximate Gross Internal Area
138 sq m/ 1490 sq ft (including under 1.5m)
122 sq m/ 1315 sq ft (excluding under 1.5m)

Not to Scale, for identification only



Second Floor



Third Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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