



Holland Park, London, W11



PLAT 1  
27

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Set on the third floor of a stunning stucco fronted villa in Holland Park. There are two double bedrooms, one study / dressing room, two bathrooms, eat-in kitchen with premium appliances, and grand reception room with far reaching views.

The property is well located for all the local shopping and transport facilities of Holland Park Avenue and is moments from the entrance of Holland Park itself. Notting Hill and High Street Kensington are also nearby.



**Guide price:** £2,400,000

**Tenure:** Leasehold: approximately 114 years remaining

**Service charge:** £4,700 per annum. We have been unable to confirm the next date of review for both the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £500 per annum

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H

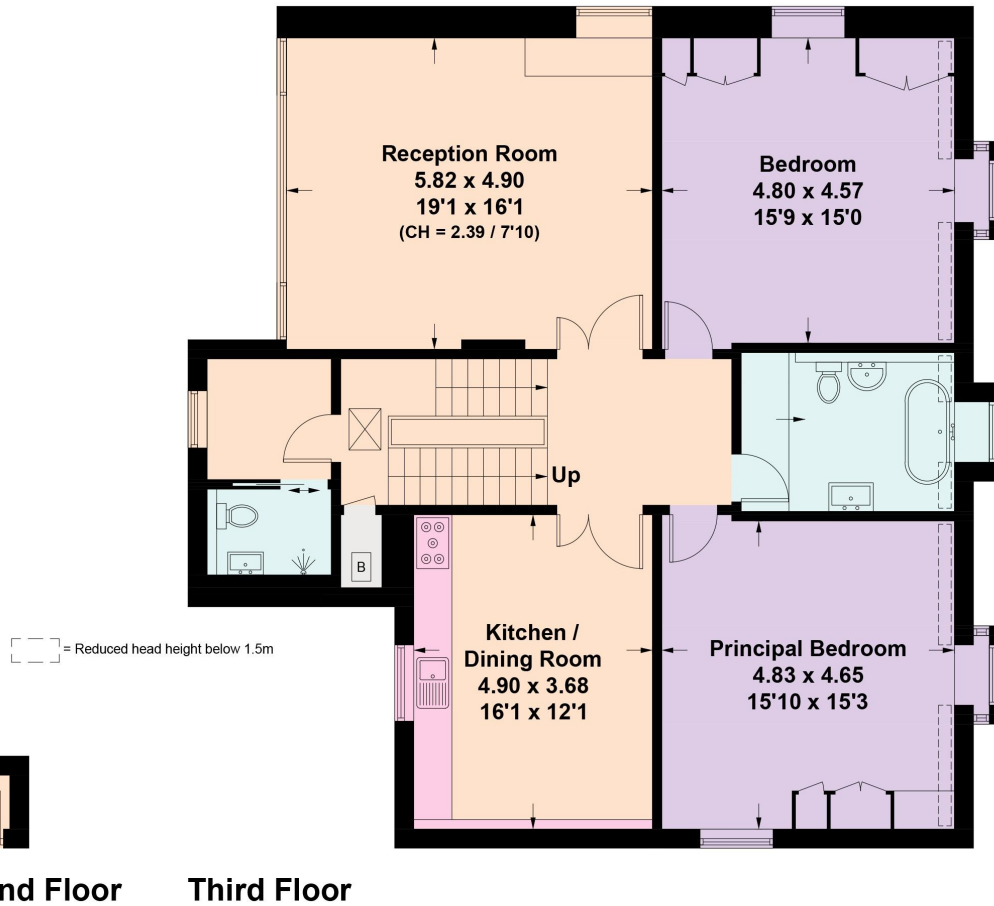






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Approximate Floor Area = 129.7 sq m / 1396 sq ft  
Including Limited Use Area (3.1 sq m / 33 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2024, Photographs and videos dated January 2024.  
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