



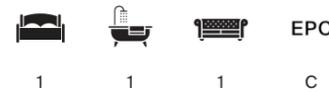
HOLLAND PARK AVENUE

Holland Park, W11



A SUPERB BRIGHT ONE BEDROOM APARTMENT

Situated on the second floor (with a lift) of Linton House, a popular block, ideally positioned for access to Kensington, Notting Hill and Holland Park.



Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: F

Tenure: Leasehold, approximately 982 years remaining
Service charge: £4,542 per annum (including hot water and heating),
reviewed every 1 year, next review due 2026

Guide Price: £635,000

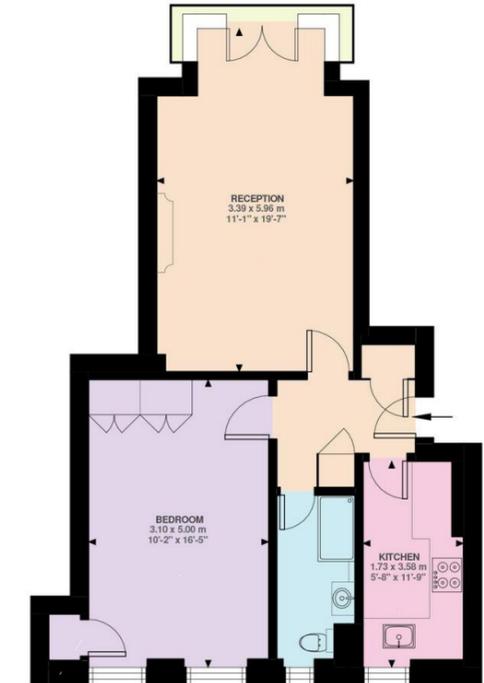
The property measures approximately 562 sq ft and briefly comprises; entrance hall, reception room with access to a balcony, separate kitchen, double bedroom and shower room.

The property further benefits from access to a communal roof terrace and a porter.

Linton House is situated on Holland Park Avenue and is very close to Notting Hill Gate with its many excellent shops, restaurants and transport facilities. The green open spaces of Holland Park are also nearby.

*Please note we have been unable to confirm the current ground rent or review period. You should make your own enquiries.
*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property

Holland Park Avenue, W1
Approximate Gross Internal Area
52.20 SQ.M / 562 SQ.FT



Second Floor
562 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 52.250 sq m / 562 sq ft

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. (ID767206)

We would be delighted
to tell you more.

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