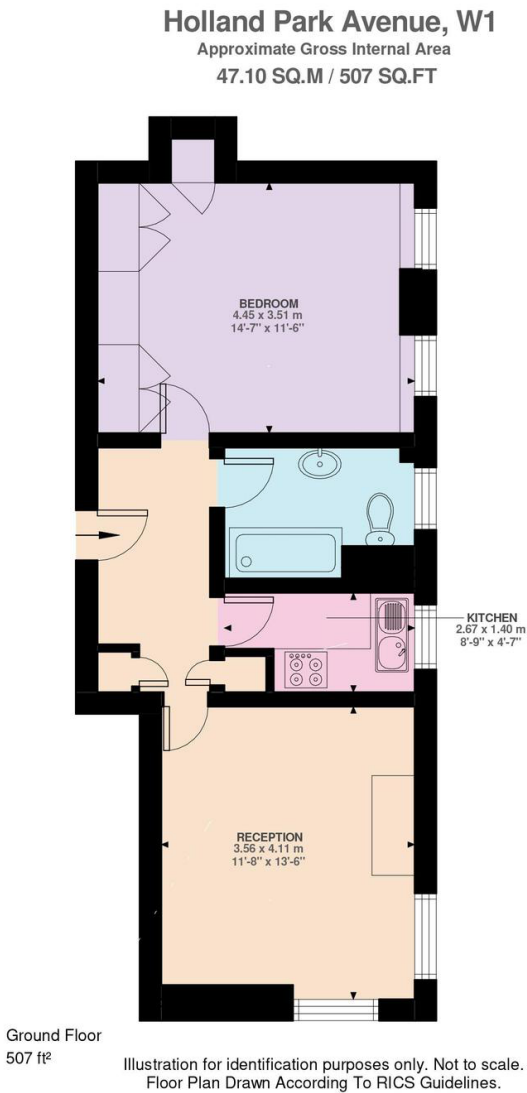




## HOLLAND PARK AVENUE

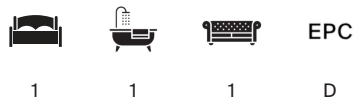
Holland Park, W11





## A SUPERB BRIGHT ONE BEDROOM APARTMENT

Situated on the ground floor 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: E

Tenure: Leasehold, approximately 982 years remaining  
Service charge: £3,716 per annum (including hot water and heating),  
reviewed every 1 year, next review due 2026

Guide Price: £550,000

The property measures approximately 562 sq ft and briefly comprises; entrance hall, reception room, 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.

Approximate Gross Internal Area = 47.10 sq m / 507 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. (ID767266)

We would be delighted  
to tell you more.

**Jordanna Mancina**  
+44 20 3892 3573  
[jordanna.mancina@knightfrank.com](mailto:jordanna.mancina@knightfrank.com)

**Knight Frank Kensington**  
52-56 Kensington Church Street  
London W8 4DB

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP