

Holland Park Avenue, Holland Park

WIL





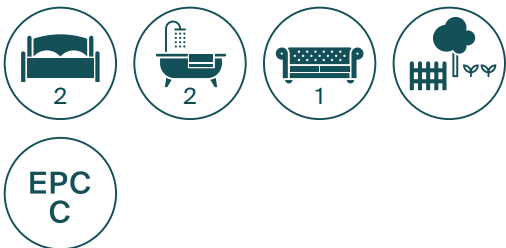
A spacious 2 bedroom apartment with an exceptional 50 ft. private garden.

Set back from the road, this wonderfully bright and spacious apartment is arranged over the lower ground floor of a stunning Grade II listed period building.

The sizeable reception room situated towards the rear of the apartment leads through to a modern kitchen / conservatory, the natural light bursts through. The kitchen allows for plenty of cupboard space and has double doors leading out to an incredibly large paved garden.

The apartment further offers two well-proportioned double bedrooms with fitted wardrobes. The bedroom to the rear overlooks the garden and the principal bedroom offers a leafy view to the front of the apartment and an en suite bathroom.

Further benefits include Share of Freehold as well as planning permission in place to build an orangery at the rear of the garden.



Holland Park Avenue sits between Notting Hill to the north and Holland Park and Kensington to the south, consequently the benefits of all three areas in terms of schools, restaurants, transport facilities and shopping are within easy reach of the house. Holland Park (Central line) and Notting Hill tubes (Central, District, Circle lines) are both close by. Furthermore the beautiful open spaces of Holland Park are a very short walk from the house where there are tennis court and lovely green open spaces.



Holland Park Avenue, W11


Approximate Area = 78.3 sq m / 843 sq ft

Stores / Vault = 11.8 sq m / 127 sq ft

Total = 90.1 sq m / 970 sq ft

(Including Limited Use Area = 0.5 sq m / 5 sq ft)



 = Reduced head height below 1.5m



Lower Ground Floor

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

Knight Frank
Notting Hill
294 Westbourne Grove
London

I would be delighted to tell you more.

Chelsea Whelan
020 7229 0229
chelsea.whelan@knightfrank.com

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



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 June 2021 Photographs and videos dated June 2021

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.