

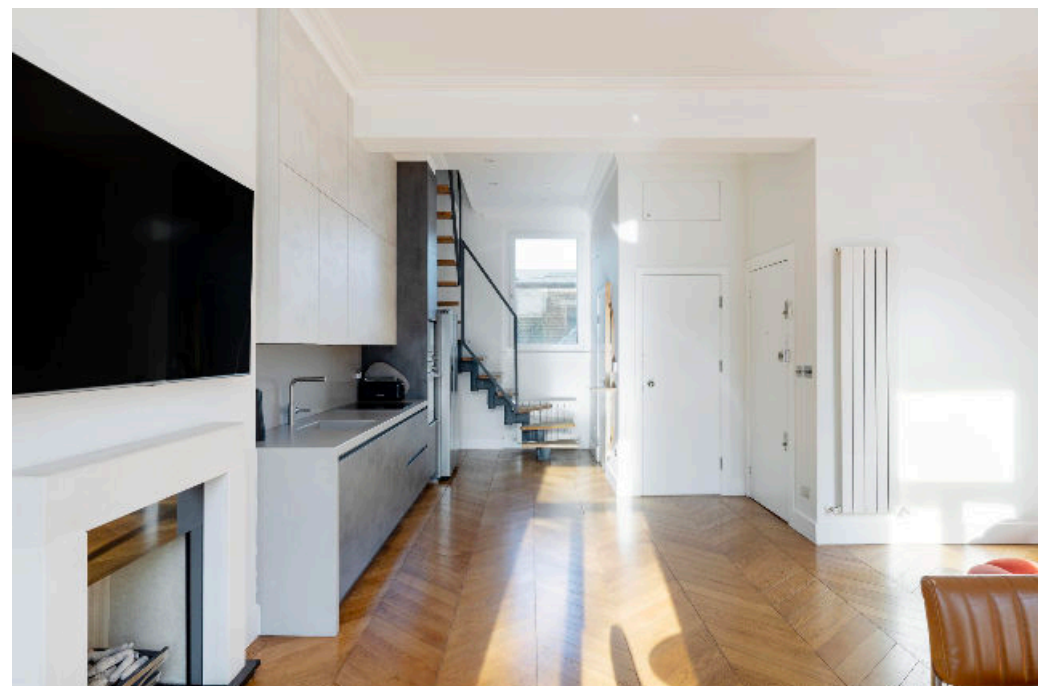
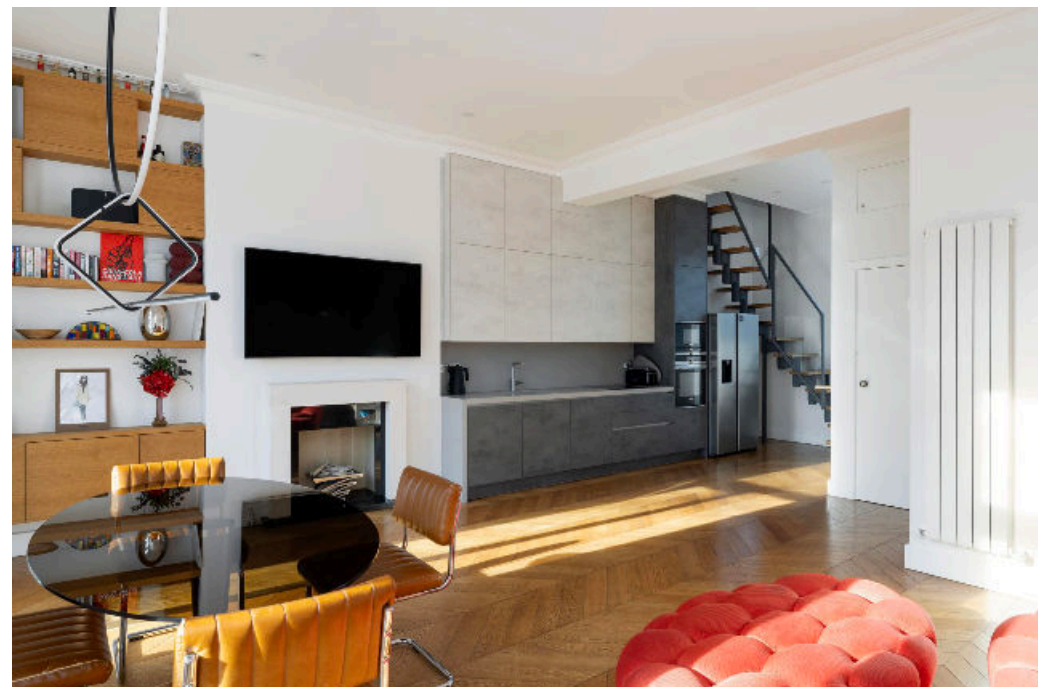


Holland Park Avenue, Notting Hill **W11**

Holland Park Avenue, Notting Hill W11

A bright and well proportioned two bedroom duplex with a terrace located on the prestigious Holland Park Avenue. This elegant apartment offers a spacious and well-designed layout with impressive high ceilings. With its prime location and unique features, this property is a true gem in the heart of Notting Hill.

The Holland Park underground station is on the Central Line to the West End and the City and to Shepherds Bush and the new Westfield Shopping Centre



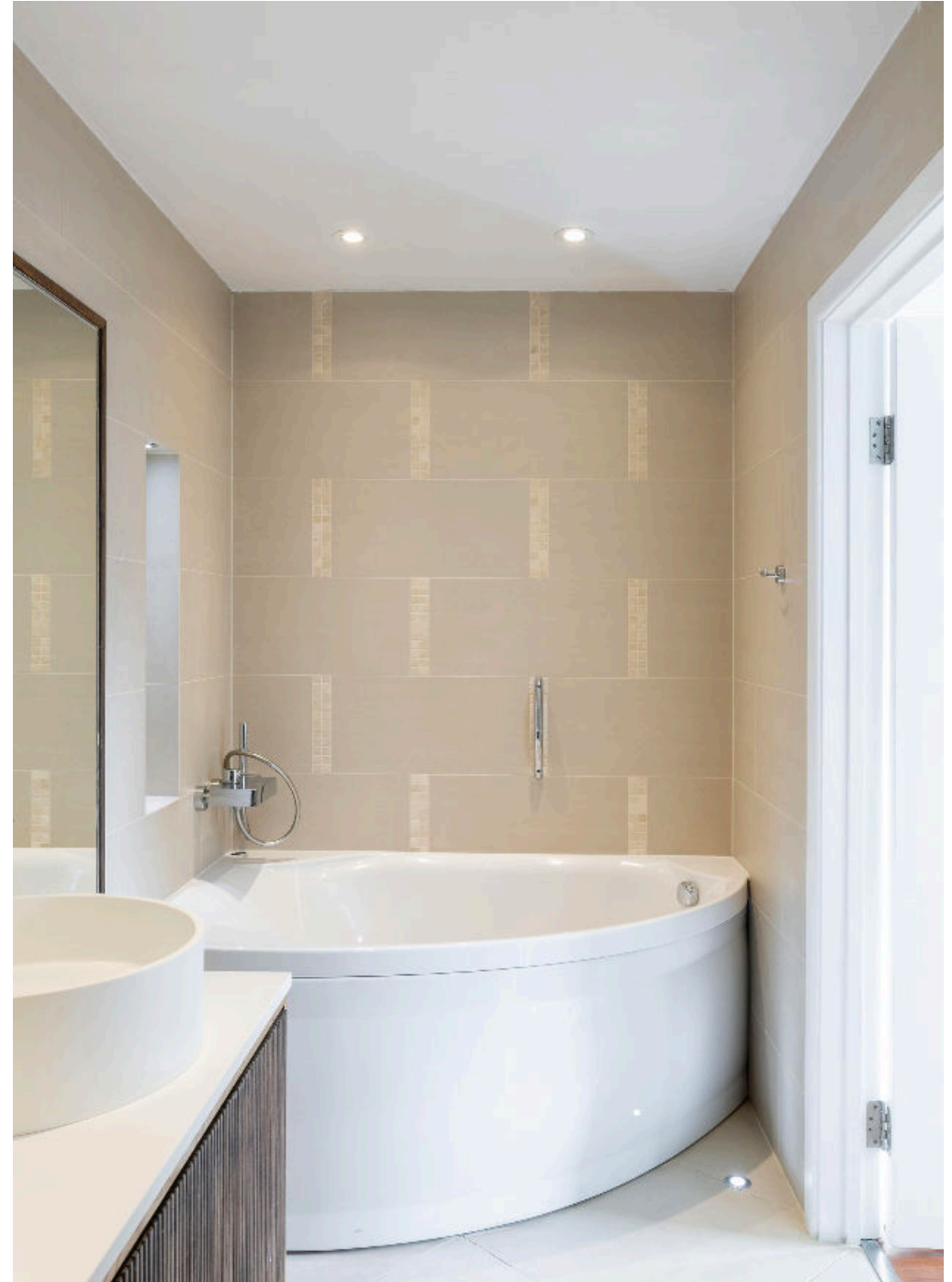
Guide price: £1,600,000

Tenure: Leasehold: approximately 109 years remaining

Service charge: £800 per annum, fixed for the remainder of the lease

Local authority: Royal Borough of Kensington and Chelsea

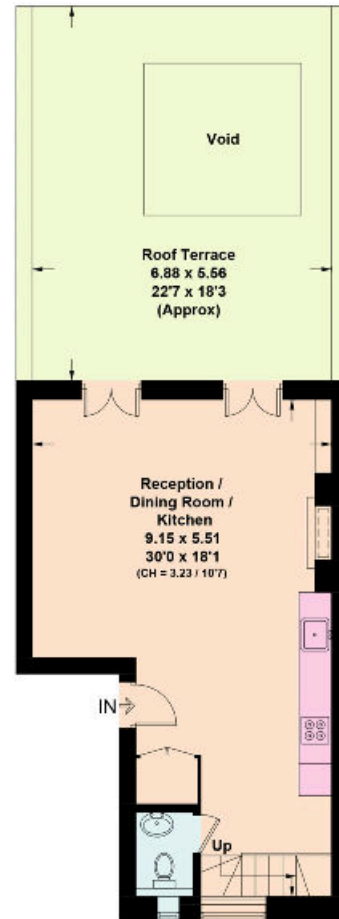
Council tax band: F



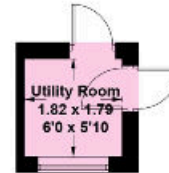




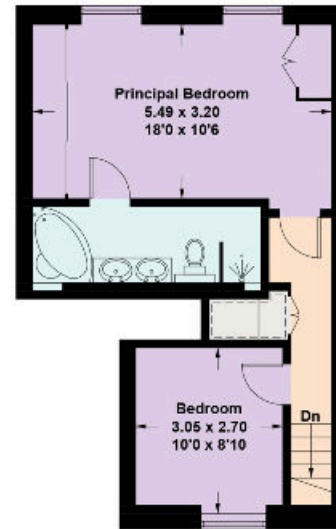
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First Floor



First Floor - Half Landing



Second Floor

**Approximate Gross Internal Floor Area
85.1 sq m / 917 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.

Knight Frank
Notting Hill
294 Westbourne Grove
London W11 2PS

We would be delighted to tell you more

Jack Thomas
020 3910 9732
jack.thomas@knightfrank.com



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 February 2024. Photographs and videos dated February 2024.

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