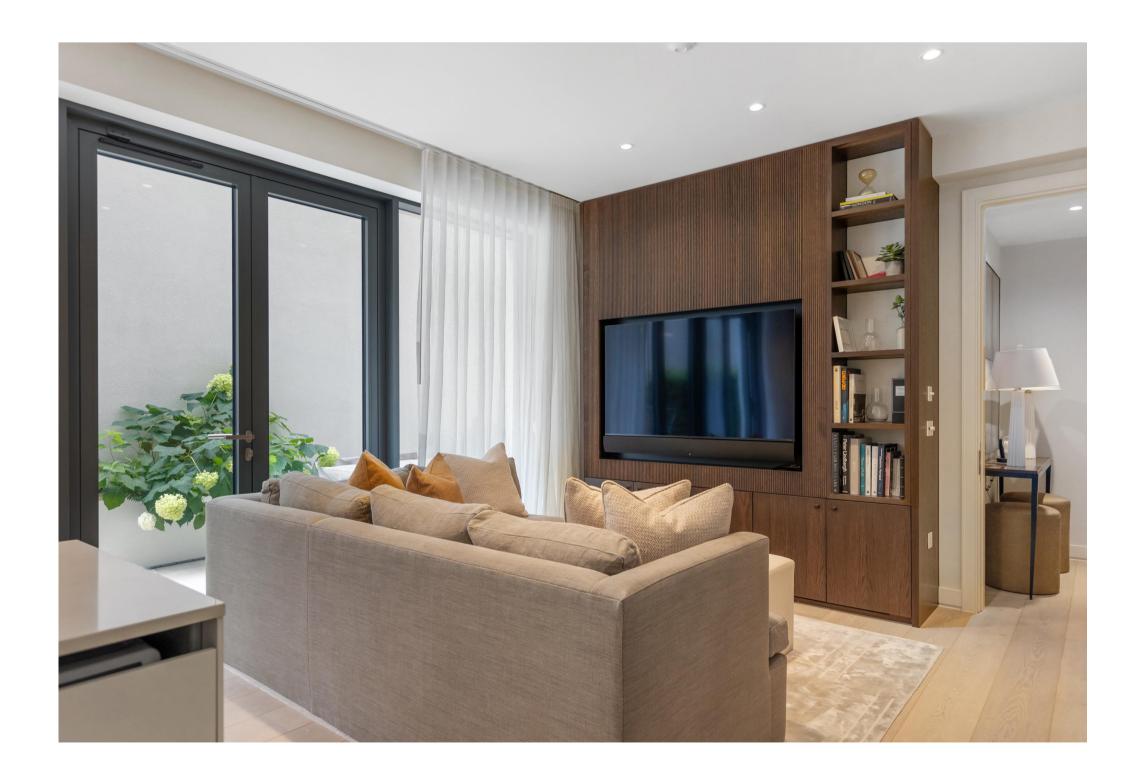




#### HOLLAND PARK

Kensington Wll



# A STYLISH TWO BEDROOM APARTMENT

Situated on the ground floor of this highly sought-after modern development, with access to excellent facilities.



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

Tenure: Leasehold, approximately 994 years remaining

Ground rent: We have been unable to confirm the current ground rent or review period. You should make your own enquries.

Service charge: £15,988.06 per annum, reviewed every l year, next review due 2026

Guide price: £2,850,000



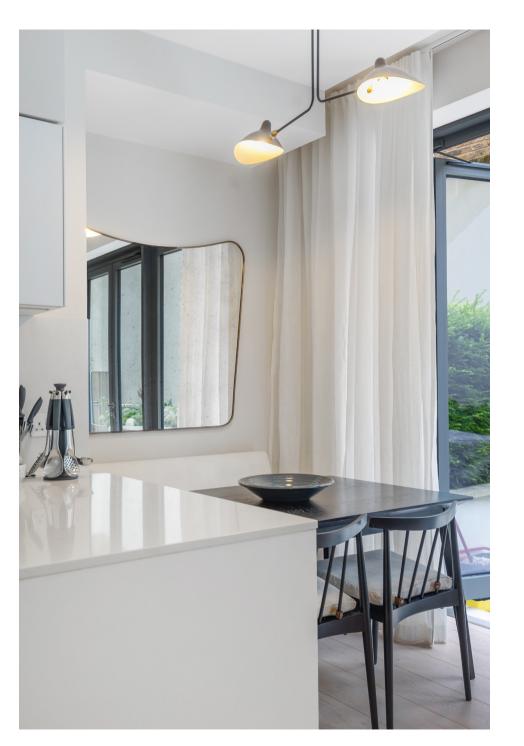
#### THE PROPERTY MEASURES APPROXIMATELY 922 SQ FT

The property briefly comprises; entrance hall, open-plan kitchen/reception with direct access to a private patio, double bedroom with ensuite shower room, further double bedroom and bathroom. The property also benefits from AC throughout. This development offers the rare opportunity to purchase a fully serviced apartment set within the quintessential Holland Park Estate.

Residents have private access to an unrivalled offering of five-star hotel-style amenities, including:

- 24-hour concierge
  Residents' car parking
  Private screening room
  Residents' lounge and business suite
  Almost every home comes with outdoor space
  Bike and pram storage
  Mudroom

- 17-metre swimming poolPerformance-driven gym designed by Tim Weeks







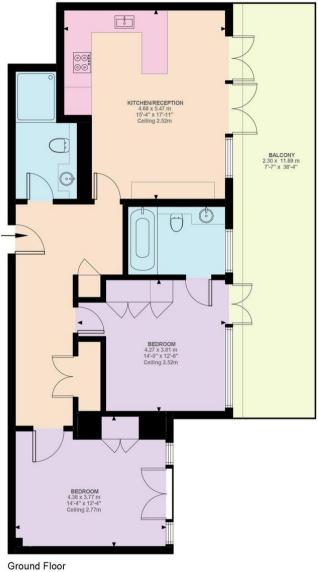




### Holland Park, W11 Approximate Gross Internal Area

85.64 SQ.M / 922 SQ.FT





Approximate Gross Internal Area = 85.66 sq m / 922 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

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**Knight Frank Kensington** 

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Your partners in property

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