



Forming part of a grand stucco-fronted terrace, this spacious two bedroom, two bathroom flat access to both Holland Park and Notting Hill.

Holland Park Avenue, London, W11

Guide Price £1,399,999 Share of Freehold (Lease Expiry September 3000)

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Easy walking distance of excellent schools, shops, restaurants and transport links • Large Reception room with 3.54m ceilings • White Stucco fronted period property • Sought after location set back from Holland Park Avenue Two bedrooms, Two bathrooms

About this property

Situated on the raised ground floor of an attractive period conversion, the property is well presented and offers excellent living & entertaining space, an abundance of natural light and ample storage throughout.

The apartment comprises a large reception room with an open plan kitchen area, two double bedrooms (one en suite) and a further family bathroom. The principal bedroom is located to the rear and has charming views overlooking Holland Park Tennis Club.

Local Information

Holland Park Avenue is one of the capital's classic streets being flanked by impressive well-established Plane trees that are synonymous with Holland Park and the surrounding area. No.151 is set back from Holland Park Avenue itself on the western end of the road and is served by a number of excellent local shops such as the family run Lidgate Butchers, Jeroboam Cheese & Wine and a number of cafes and restaurants. Furthermore, the entrance to Holland Park itself with its famous Japanese Kyoto Garden and summer Opera is a short walk away, as are the Underground Stations at both Holland Park and Notting Hill Gate (Central, District & Circle Lines) whilst the famous Portobello Road is also close by.

Tenure Share of Freehold (Lease Expiry September 3000)

Local Authority The Royal Borough Of Kensington & Chelsea

Council Tax Band = G

Ground Rent - Nil

Service Charge £2,216 per annum (in addition a contribution to the sinking fund of £4,692 for repairs and redecorations to the building)
Total charges £6,908 for the current year.

Energy Performance EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office.
Telephone: +44 (0) 20 7535 3300.





Holland Park Avenue, London, W11
Gross Internal Area 1024 sq ft, 95.1 m²

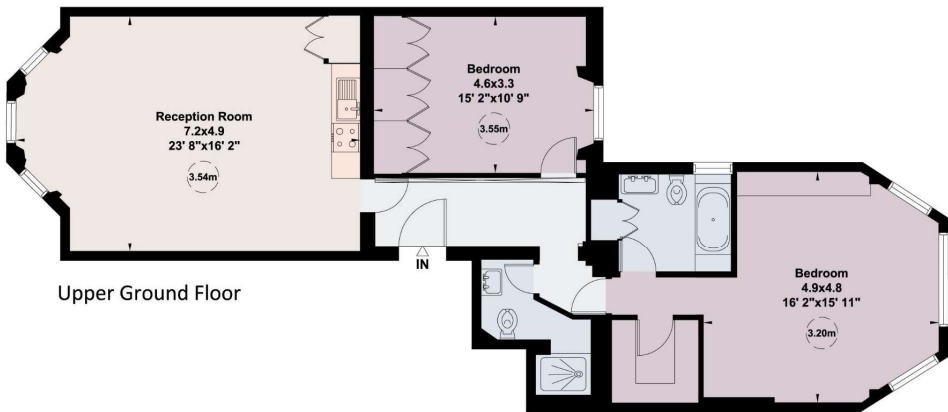
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Holland Park Avenue, W11

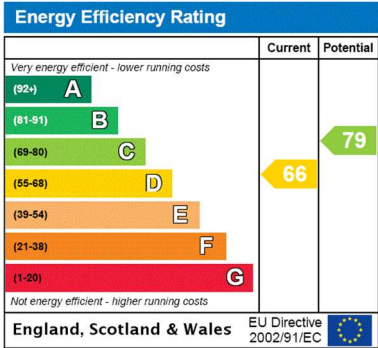
Gross internal area (approx.)
95 Sq m (1024 Sq ft)
For identification only, Not to Scale

capital 020 8671 7722



Upper Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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