



A wonderful one bedroom apartment located on the second floor of a sought after portered development

Holland Park Avenue, London, W11

Guide Price £725,000 Leasehold (Lease Expiry January 3014)



- A very well proportioned one bedroom flat
- Located on the second floor (with lift)
- Situated in an immaculate development
- Benefits from a concierge
- Fantastic location close to Shepherds Bush

About

Situated on the second floor of the prestigious 205 Holland Park Avenue, this exceptional flat offers fantastic living and entertaining space.

The property comprises over 600 sq ft of lateral space. With an open-plan kitchen, dining and reception room (with direct access to a winter garden), one bedroom and one bathroom. Internally the property is finished to a high standard and includes premium brand appliances, fixtures and fittings - all of which are complemented by contemporary finishes to the walls and floors.

In addition, there is underfloor heating throughout and comfort cooling in the living room and bedroom.

Located at the junction of Holland Park Avenue and Holland Road, there are excellent transport links with both Shepherd's Bush (Mainline and Central line) and Holland Park Avenue (Central line) stations close by.

London's leading shopping centre, Westfield London, is situated 250 metres to the north-west, whilst Holland Park, one of London's most idyllic parks, is located c.500 metres to the south-east.

The wider area tells a very promising story with Shepherd's Bush and White City being the focus of significant investment which has raised the area's regional and international profile.

Tenure Leasehold (Lease Expiry January 3014)

Local Authority Royal Borough Of Kensington & Chelsea, London

Council Tax Band = E

Ground rent £500 per annum (next reviewed 01/01/2023)

Service Charge £2,452 per annum (includes buildings insurance, upkeep of communal areas and concierge)

Energy Performance EPC Rating = B

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 622 sq ft, 57.8 m²

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Holland Park Avenue, W11

Gross internal area (approx.)
58 Sq m (622 Sq ft)
For identification only, Not to Scale

capital 020 8871 7722



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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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