



# Holland Park | London | W11

Guide price £2,500,000 | Share of Freehold

 3  2  2  E

**ADN**  
RESIDENTIAL

An elegant three double bedroom apartment arranged over the garden level of a grand white stucco double fronted villa located in prime Holland Park with private patio and communal gardens. A rare opportunity to acquire a very special property offering over 2200 sq ft of well planned accommodation and the perfect blank canvass for someone to make their own. As you enter the property you are greeted by a generous hallway with double doors leading into a spacious reception room with access onto a private patio, dining room overlooking the communal gardens, separate fully fitted eat in kitchen, principal bedroom suite with outstanding built in storage and en-suite shower room, two further double bedrooms and a family bathroom. Additional benefits include, double glazed windows and an abundance of charm and period features. Holland Park is ideally positioned 0.1m from Holland Park underground station and the local amenities the Notting Hill has to offer.

- Grade II Listed
- 2 Reception Rooms
- 2 Bathrooms
- Communal Gardens
- 3 Bedrooms
- Kitchen/Breakfast Room
- Private Patio
- Double Glazed Windows

Council Tax Band: G  
EPC: E





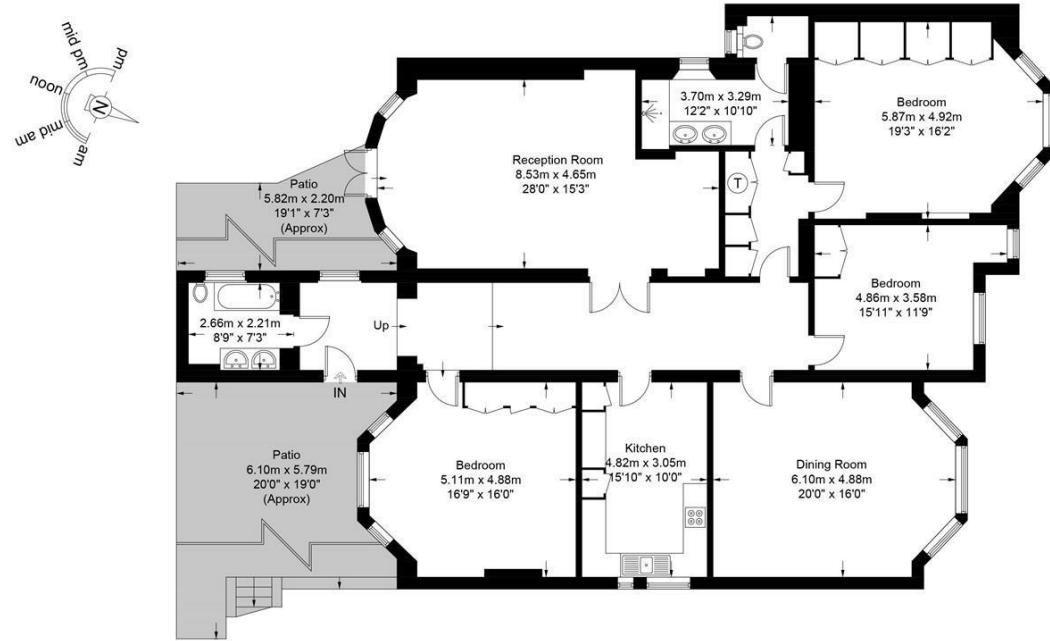






## Holland Park, W11

Approximate Gross Internal Area = 2216 sq ft / 205.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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