



HOLLAND PARK AVENUE, HOLLAND PARK, W11
£1,100,000

Carter Jonas

HOLLAND PARK AVENUE, HOLLAND PARK, W11

Situated on the fourth floor of this striking building, the apartment offers spacious living with excellent proportions. Both double bedrooms are complete with fitted wardrobes and the living room is spacious and light with access to a West facing balcony. Additional features including underfloor heating and comfort cooling in the living room and master bedroom, kitchen fitted with a selection of Siemens stainless steel appliances, polished chrome brassware by Vado in both bathrooms and a combination of engineered stained timber flooring with carpet to the bedrooms.

This apartment also boasts a large, shared roof terrace to the rear of the building measuring nearly 300sqft (27sqm). The building has secure underground parking, portage and CCTV as well as a vehicle turntable to facilitate deliveries to residents.

A SMART TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT WITH SECURE, UNDERGROUND PARKING, LARGE SHARED TERRACE AND ONSITE CONCIERGE. IDEALLY LOCATED FOR EASY ACCESS TO THE MANY SHOPS, RESTAURANTS AND TRANSPORT LINKS OF HOLLAND PARK AND SHEPHERDS BUSH. EPC RATING: B.



AMENITIES

- Two Double Bedrooms
- Two Bath
- Long Lease
- Underground Parking
- Concierge
- Balcony
- Shared Terrace

TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington and Chelsea

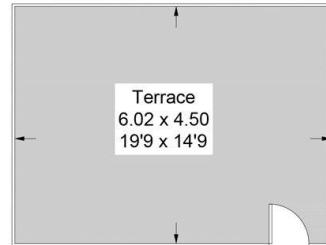
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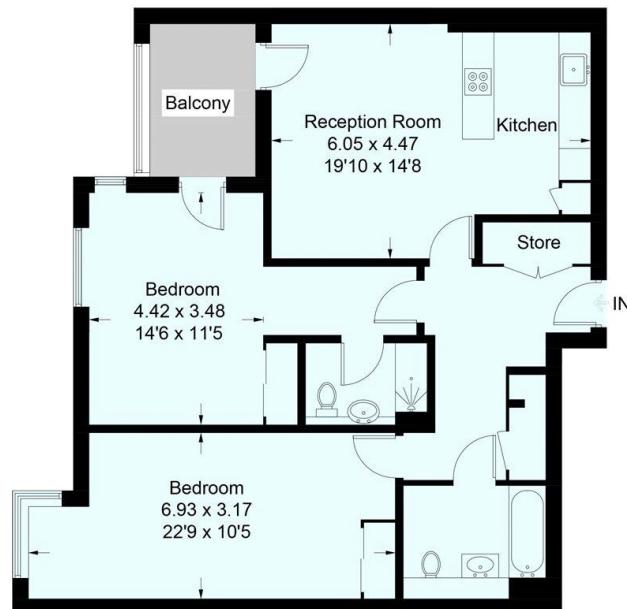


Holland Park Avenue, W11

Approximate Gross Internal Area
90.8 sq m / 977 sq ft



Fourth Floor
(Not Shown In Actual Location / Orientation)



Fourth Floor

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. (ID342976)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A	86	86
(68-81)	B		
(55-67)	C		
(50-54)	D		
(39-51)	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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