

HOLLAND PARK AVENUE

Holland Park, London, W11

£1,200,000

2 Bed | 1 Bath |

SANDERSONS
LONDON



A Bright Apartment in the Heart of Holland Park

A beautiful two-bedroom, split-level apartment spanning over 1,000 sqft across the second and third floors of a period building, ideally located in the heart of Holland Park. The property offers a large separate kitchen with space for a breakfast table, generous reception room with an ornate fireplace, two spacious double bedrooms, a contemporary bathroom and additional guest cloakroom, alongside excellent storage throughout. Finished to a high standard with quality materials, the apartment benefits from large windows with secondary glazing, abundant natural light and excellent peace and quiet, while Holland Park Station is just a two-minute walk away.

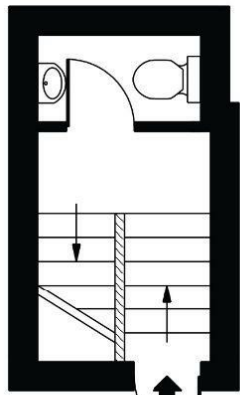
The apartment combines contemporary finishes with attractive period features, including the ornate fireplace in the spacious reception room. Both bedrooms are generously proportioned, with the principal bedroom benefiting from excellent storage. The well-appointed kitchen provides ample space for dining, while the recently updated bathroom and separate guest cloakroom add to the property's practicality.

Perfectly positioned for the best of Holland Park, the property is moments from local shops, cafés, restaurants and green spaces, with excellent transport links via Holland Park Station.

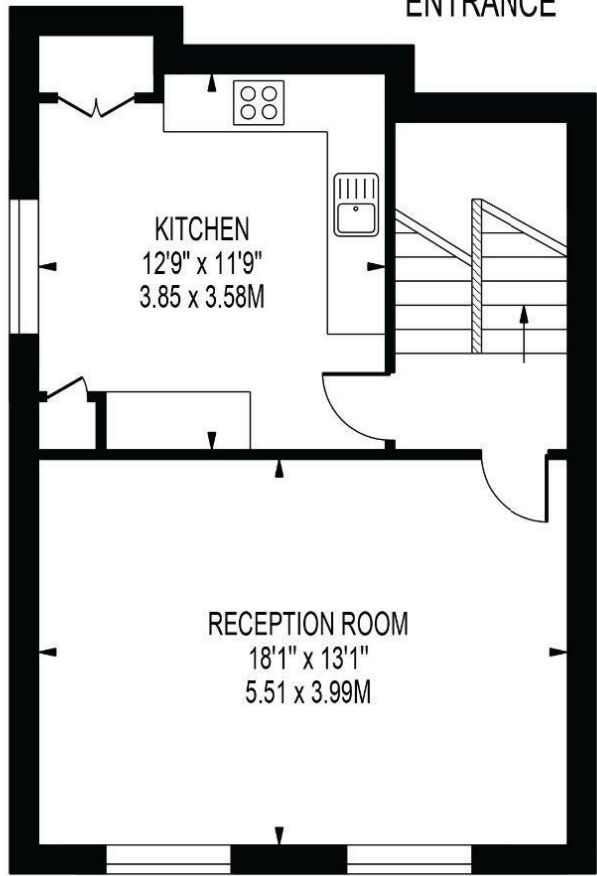


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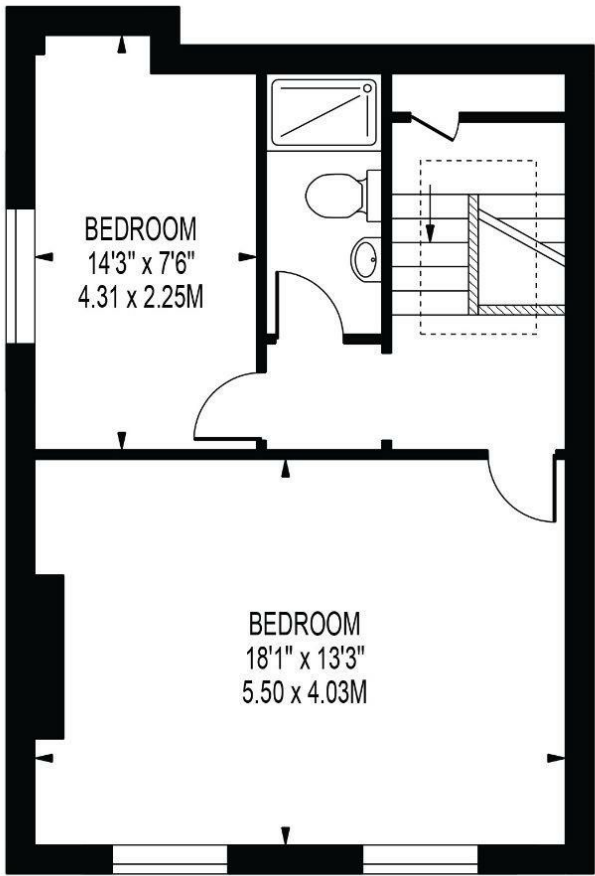
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1012 SQ FT - 94.03 SQ M



FIRST FLOOR
ENTRANCE



SECOND FLOOR



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

KEY FEATURES

- Two Bedroom Apartment
- Central Holland Park Location
- Period Property
- Excellent Condition
- Separate Kitchen
- Second and Third Floor Duplex
- South-Facing





EPC Rating: D | Council Tax Band: H

SANDERSONS

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