



RUSSELL SIMPSON

A spectacular first floor apartment
with triple aspect over leafy green
Holland Park

HOLLAND PARK
HOLLAND PARK W11

Holland Park

£2,850,000

BEDROOMS 2	INTERNAL 1,371 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	127 SQM	EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 89 YEARS	GROUND RENT —	SERVICE CHARGE £3,500 P/Y



The Property

The flat benefits from a large open plan living room and kitchen fully equipped with Gaggenau and Miele appliances.

The building is currently undergoing external renovations, followed by the internal communal parts which have been paid for and will be enjoyed by the new owner.

A section 42 notice can be served and passed on should the incoming buyer wish to add a further 90 years, at an approximate cost of £40,000 plus legal costs.





The Bedrooms

Located quietly to the rear are situated two spacious double bedrooms, both en-suite with ample storage alongside additional storage.

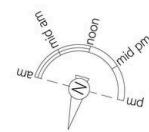




The Neighbourhood

Situated on one of the most prestigious and sought-after roads within the Royal Borough this flat benefits from worldclass shopping and dining opportunities in Holland Park, Notting Hill and Kensington High Street. Transport links from Holland Park and Notting Hill Gate ensure easy access to the City, West End and Canary Wharf and access to the 54 acres of Holland park itself is directly across the road.

HOLLAND PARK, W11
 Approximate Area = 1371 sq ft/ 127 sq m



First Floor

<p>VIEWING ARRANGEMENTS</p> <p>Telephone: +44 (0) 20 3761 9691 Email: info@russellsimpson.co.uk</p> <p><small>This plan is for general guidance only. You should be sure to check actual dimensions and floor coverings are approximate. Where there are any errors in the information on this plan, please check all dimensions, layout and contents before making any arrangements to view this.</small></p>	<p>RUSSELL SIMPSON</p>
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