



# **RUSSELL SIMPSON**

## Holland Park

HOLLAND PARK  
HOLLAND PARK W11

# Holland Park

# Sold

BEDROOMS 2	INTERNAL 850 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	78 SQM	EPC E	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £4,656 P/Y



## The Property

The property offers scope for refurbishment or reconfiguration (STPP).

Spanning c.850 sq ft, accommodation briefly comprises; fabulous reception room benefitting from three floor-to ceiling sash windows, separate kitchen, generous master bedroom with en-suite, second bedroom with built-in storage, further bathroom with WC and walk-in shower. The property boasts superb period detailing including intricate cornicing, high ceilings and sash windows with wooden shutters.

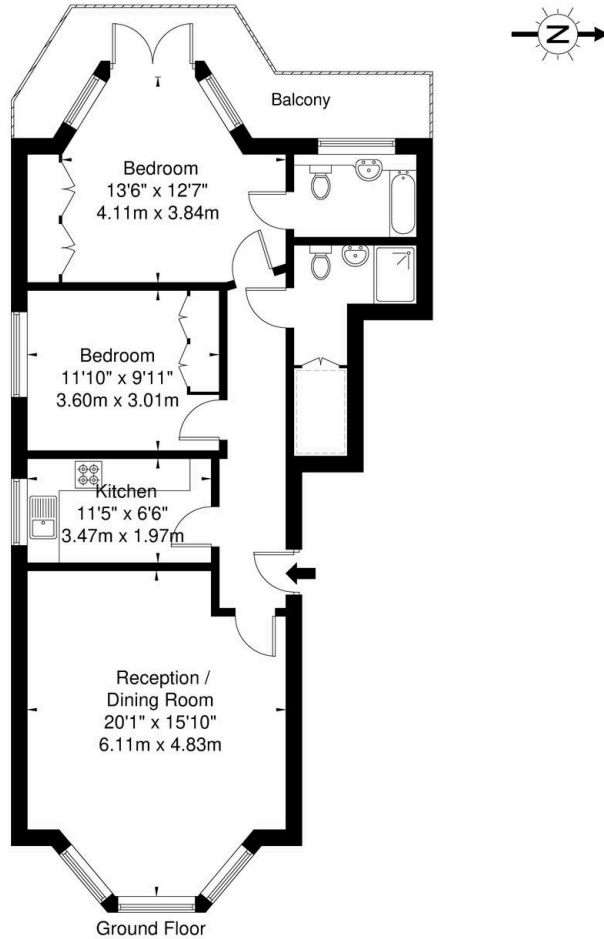


## The Neighbourhood

Situated on one of the most prestigious and sought-after roads within the Royal Borough this fantastic 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 3TA

Approx. Gross Internal Area = 78.4 sq m / 843 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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