



RUSSELL SIMPSON

Artistic two-bedroom flat with a
south-facing balcony moments away
from Holland Park

HOLLAND PARK AVENUE
HOLLAND PARK W11

Holland Park Avenue

£1,250,000

BEDROOMS 2	INTERNAL 930_{SQ FT} 86_{SQM}	OUTDOOR 19_{SQ FT}	COUNCIL RBKC
BATHROOMS 1		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 239_{YEARS}	GROUND RENT —	SERVICE CHARGE £1,800_{P/Y}

The Property

Conveniently located and creatively decorated flat close to Holland Park underground station

Stepping into the flat on the first floor, a staircase leads up to the well-proportioned second-floor reception room. As well as space for separate dining and seating areas, this room includes south-facing French doors opening onto a balcony.





Indoor Spaces

Next door is a bright kitchen with fitted units and a double aspect.



The Bedrooms

The flat also features a pair of bedrooms sharing a bathroom with a bath.



The Design

The property has been decorated in a colourful and creative fashion. It is presented in good condition, with air conditioning in the principal bedroom.





The Neighbourhood

The property includes a south-facing balcony with enough space for outdoor seating. It is part of a Victorian house set back from the street with a gated front garden.

The flat is exceptionally well located. Holland Park station is a few moments' walk away, while the open spaces of Holland Park are also close. There are several delightful cafes and shops lining Holland Park Avenue, while the neighbourhood's many restaurants and independent boutiques are within easy reach.

Holland Park Avenue, W11

**RUSSELL
SIMPSON**

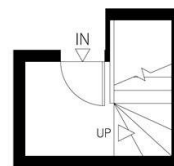
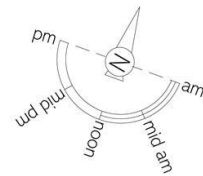
Approximate Internal Area

930 sq ft/ 86 sq m

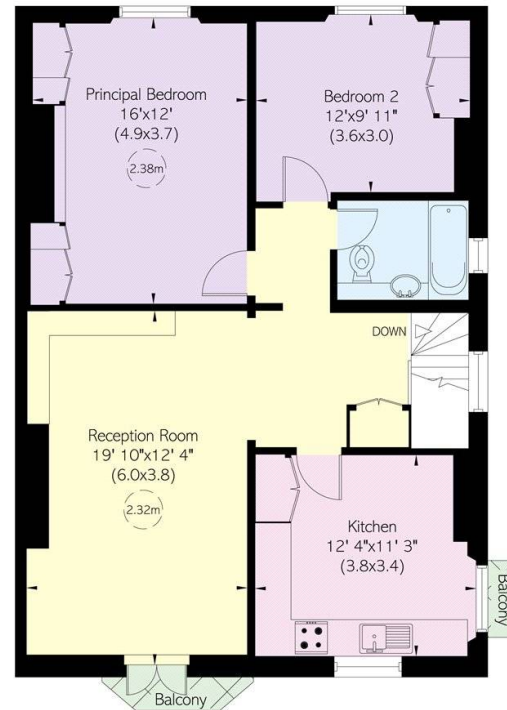
Outside Area

20 sq ft/ 2 sq m

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.



First Floor



Second Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk