



## **RUSSELL SIMPSON**

A sophisticated and well-balanced two bedroom apartment set across the second floor of this imposing stucco fronted villa.

HOLLAND PARK  
HOLLAND PARK W11

# Holland Park

Let

|                |                         |              |                        |
|----------------|-------------------------|--------------|------------------------|
| BEDROOMS<br>2  | INTERNAL<br>1,125 SQ FT | OUTDOOR<br>— | FURNISHED STATUS<br>—  |
| BATHROOMS<br>2 | 104 SQM                 | EPC<br>D     | COUNCIL TAX<br>RBKC, G |



## The Property

A sophisticated and well-balanced two bedroom apartment set across the second floor of this imposing stucco fronted villa.

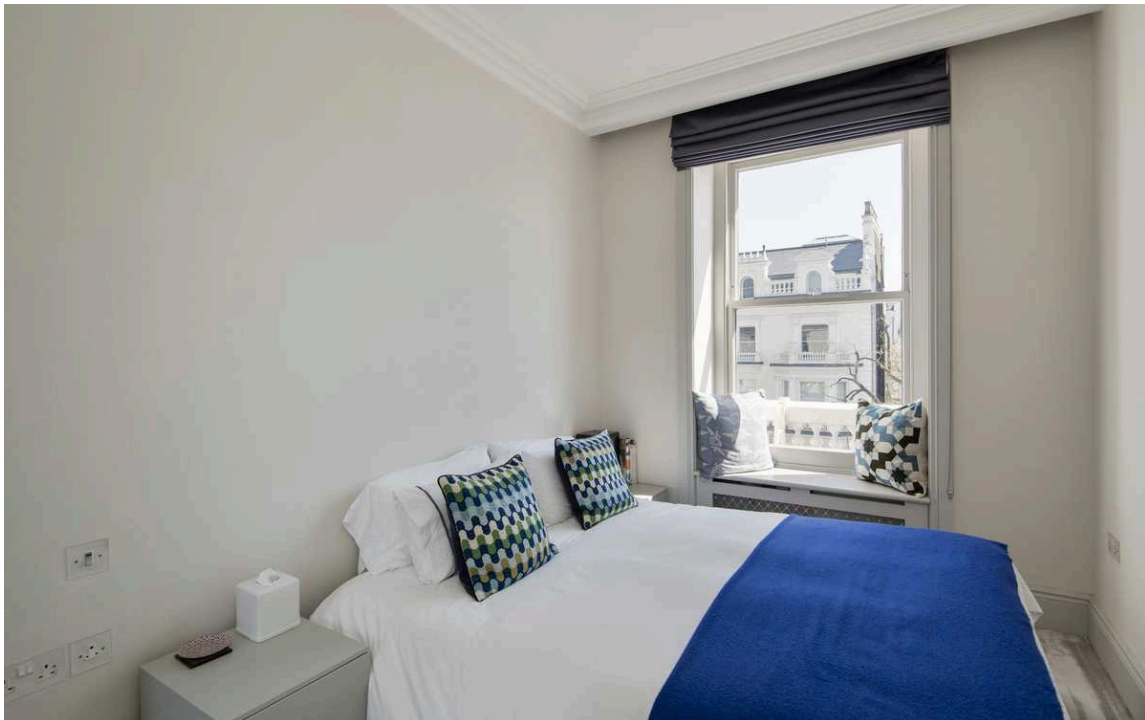




## Indoor Spaces

Finished to an exceptionally high standard the flat benefits from a generous principle suite, second bedroom and further bathroom. The spacious living room has far reaching views adjacent to a further room which can be used as either a separate dining room or study.

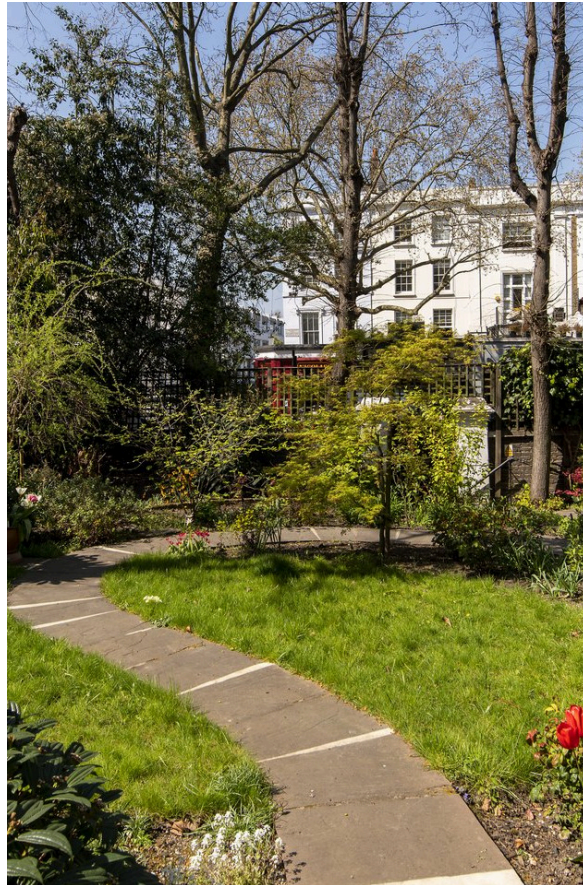
Heating and hot water included.



## The Neighbourhood

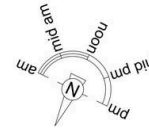
The building is immaculately presented, with access via the communal gardens to Holland Park Avenue taking advantage of the local amenities and excellent transport links. Holland Park is a desirable address just a stone's throw away from the park itself.

Holland Park is a quiet street lined with smart Victorian villas, set back from the pavement and faced in white stucco. From here, Holland Park underground station is a short walk away, while the restaurants and shops of Notting Hill are also close. In addition, the open spaces of Holland Park, with its mix of formal and landscaped gardens, are a few minutes' walk away.

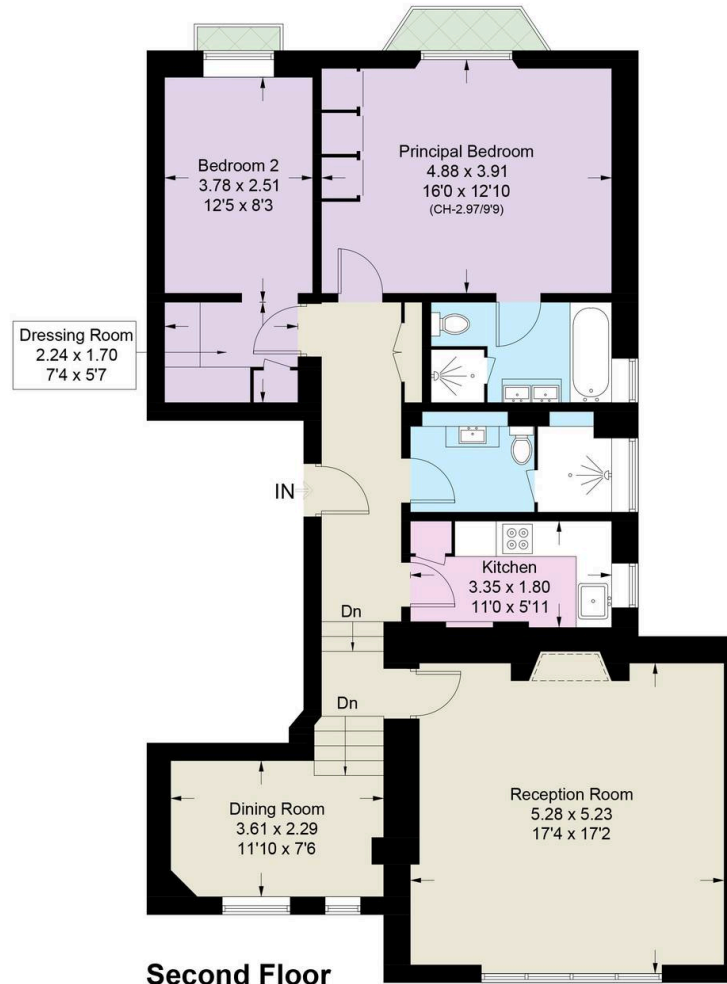


# Holland Park, W11

Approximate Area = 1125 sq ft / 104.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 6 sq ft / 0.6 sq m  
 Total = 1131 sq ft / 105.1 sq m  
 Including Limited Use Area / Reduced Headroom (26 sq ft / 2.4 sq m)



= Reduced head height below 1.5m



## Second 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. (ID752777)

**RUSSELL  
SIMPSON**

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