



**RUSSELL
SIMPSON**

Elegant raised ground floor
apartment in Holland Park

HOLLAND PARK AVENUE
HOLLAND PARK W11

Holland Park Avenue

£2,500 P/W

BEDROOMS 1	INTERNAL 851 SQ FT 79 SQM	OUTDOOR 97 SQ FT	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX RBKC, G

The Property

A beautifully presented one-bedroom apartment on the raised ground floor.

Entering the flat, you step into a generous reception room with lofty proportions and high ceilings that create a sense of scale. The room features a traditional sash window with white shutters and ornate ceiling moulding, filled with natural light. Wooden floors flow throughout this level, adding warmth to the sophisticated interiors.





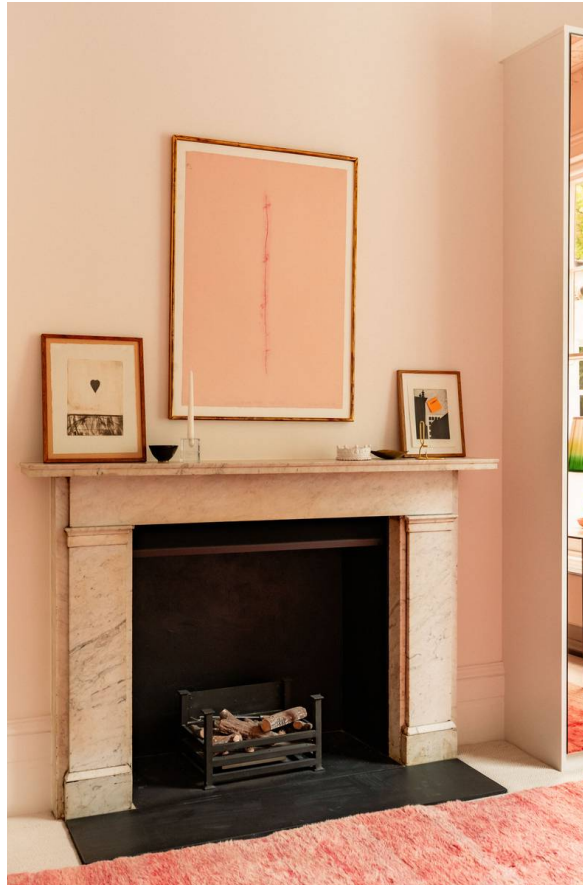
Indoor Spaces

The kitchen and dining room is positioned at the rear, offering an open plan layout that flows seamlessly through to the outdoor space. French doors provide direct access to the terrace, creating an excellent connection between indoor and outdoor living.



The Bedroom

The bedroom is well-proportioned and benefits from the same high ceilings and period features found throughout the apartment. A separate bathroom completes the accommodation.





Outdoor Spaces

The property includes a substantial south-west facing terrace, providing generous outdoor space for dining and relaxation. The terrace offers privacy and represents a significant addition to the living space.

The Neighbourhood

Holland Park Avenue is an attractive street in one of London's most upmarket residential areas. The location is moments away from Holland Park station and within easy reach of the open spaces of Holland Park itself. The area offers many restaurants and shops along nearby Notting Hill Gate and Kensington High Street, with the cultural attractions of the Royal Opera House and numerous galleries within walking distance. This prime W11 address provides excellent transport links while maintaining the peaceful, residential character that makes Holland Park so sought after.



Holland Park Avenue,
W11

Approx. gross Internal Area

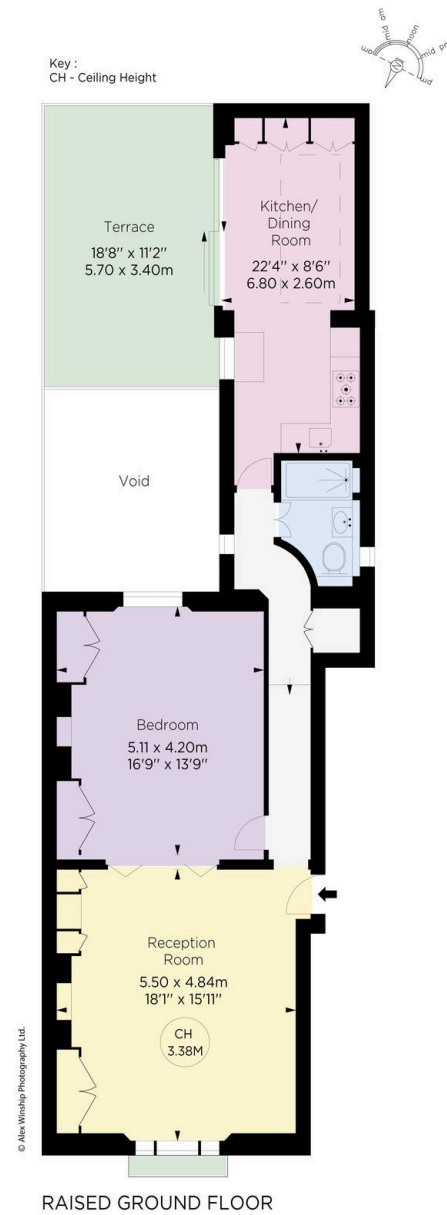
851 Sq Ft / 79.07 Sq M

Approx. outdoor Area

97 Sq Ft - 9.1 Sq M

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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.



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