



Holland Park, London W11



£1,350,000







# Holland Park

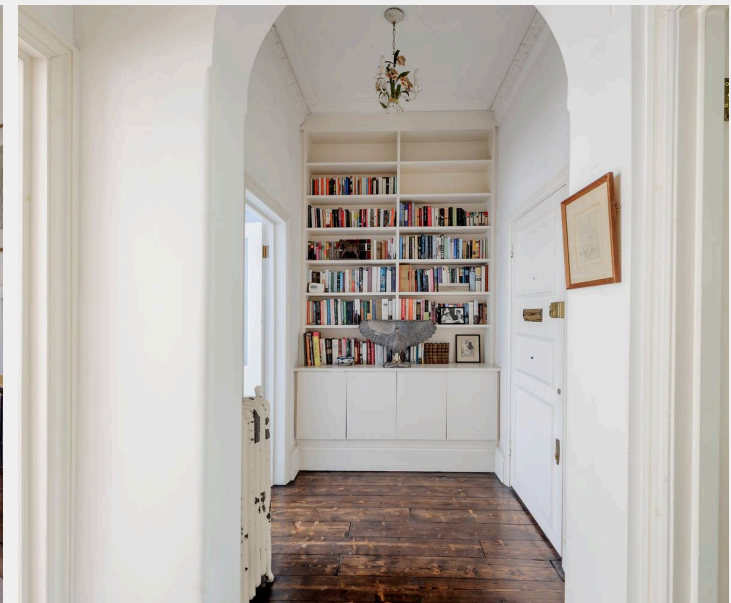
London W11

Set within a grand period building, the apartment enjoys the lion's share of the first floor and its expansive footprint. A magnificent 26 ft. reception room forms the centrepiece, enhanced by soaring 3m plus ceilings, a striking bay window with ornamental balcony beyond, and a characterful fireplace offering a rare sense of scale and elegance.

The open plan kitchen, positioned along the back of the large reception is well-appointed, though presents an opportunity for personal updating. A voluminous bedroom over looks the tree lined street below, bathed in light from the enormous south facing bay window. A large bathroom sits beside this with a further WC and laundry room accessed off the central hallway. The beautifully maintained building does not only provide handsome internal spaces but further offers the use of a charming, landscaped, communal garden to be enjoyed by its residents.

With the advantage of no onward chain, a home of notable character and scale, with scope to enhance further if desired.

- First floor apartment with impressive ceiling height
- Shared garden
- Voluminous reception with wooden floors
- Grand double fronted building





## Flat 5

69 Holland Park, London

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.

Council Tax band: G

Tenure: Share of Freehold



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Approx. Gross Internal Area  
83 sq m / 893 sq ft



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.





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