



205 Holland Park Avenue, London  
W11

GARTON JONES.COM

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, W11

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£1,950,000 Leasehold

#### Luxury Three-Bedroom Apartment with Balcony & City Views

Located on the 7th floor of a modern and desirable development in W11, this bright and spacious three-bedroom apartment offers 1,207sqft (112 sqm) of high-specification living just moments from Westfield London and Holland Park.

The apartment boasts a generous open-plan lounge and dining area with access to a private balcony offering pleasant city views, alongside a sleek integrated kitchen. There are three double bedrooms, two of which feature ensuite bathrooms, plus a stylish guest/family bathroom and excellent built-in storage throughout.

#### Development Features

- On-site porter service
- Landscaped communal garden
- Secure, modern building under 10 years old

#### Outstanding Location

- Moments from Westfield London, Holland Park & Notting Hill

#### Excellent transport links:

- Shepherd's Bush (Central Line) — 0.1 miles
- Holland Park Station — 0.5 miles
- Shepherd's Bush (H&C Line) — 0.5 miles
- Close to Kensington and Knightsbridge

Lease — 990 Years Remaining

Ground Rent - £850PA

Service Charge - £6000PA

Council Tax — Kensington & Chelsea Band - G

EPC — B (88)

- Three Bedrooms
- Two Ensuites
- 1207sqft (112sqm)
- 7th Floor With Lift
- Balcony
- Luxury Apartment
- Modern Kitchen
- Prime Location Moments Away From Westfield Shopping Centre
- Day Porter (Mon-Fri Between 8am and 5pm)
- EPC — B (88)



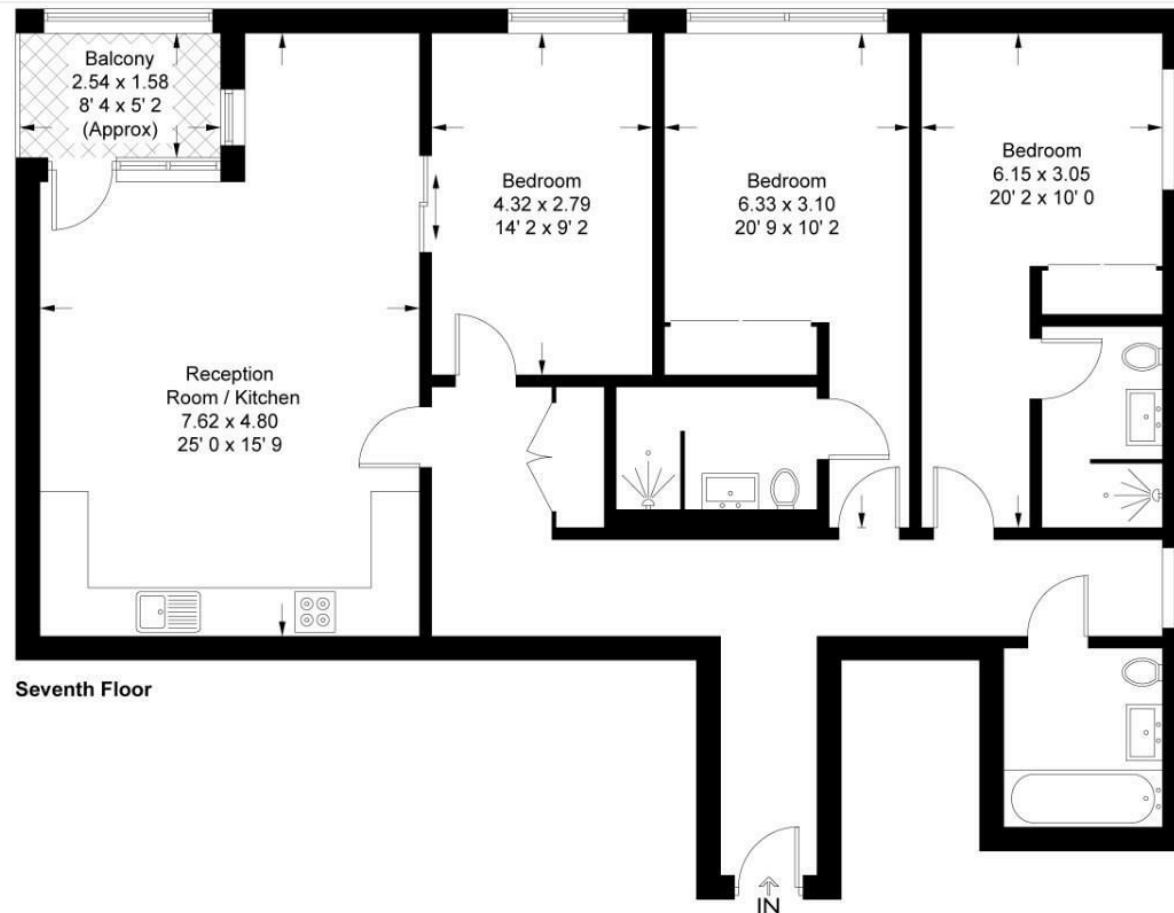
EPC certificate available on request.

## Holland Park Avenue

Approximate Gross Internal Area = 1207 sq ft / 112.1 sq m

Balcony = 43 sq ft / 4 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



