



205 Holland Park Avenue, London
W11

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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)



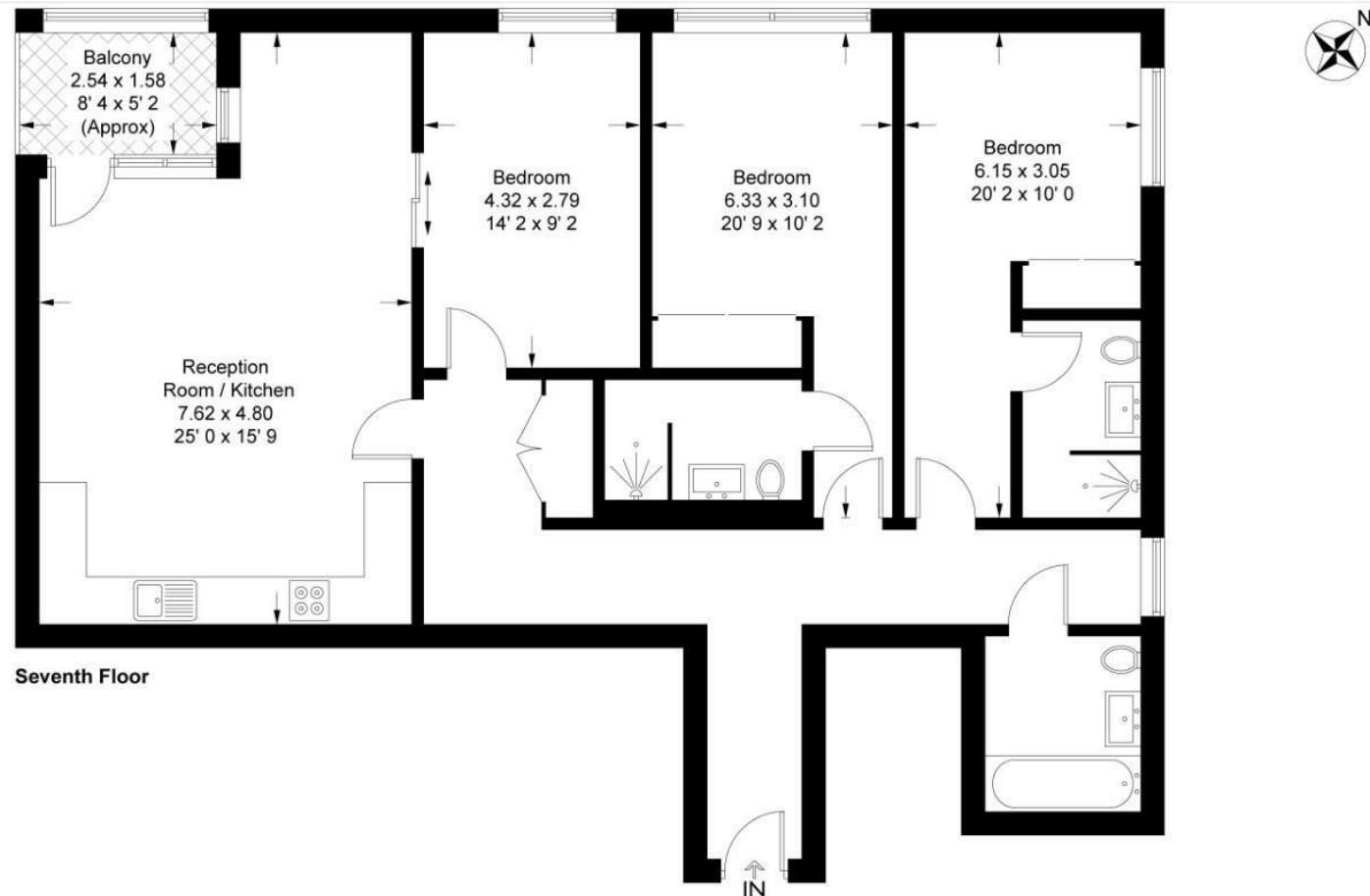
EPC certificate available on request.

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

Balcony = 43 sq ft / 4 sq m

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