



# **RUSSELL SIMPSON**

Artistic two-bedroom flat  
with a south-facing balcony  
moments away from  
Holland Park

HOLLAND PARK AVENUE  
HOLLAND PARK W11

# Holland Park Avenue

## Holland Park W11

£1,250,000

BEDROOMS 2	INTERNAL 930 <small>SQ FT</small>  86 <small>SQ M</small>	OUTDOOR 20 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band G
BATHROOMS 1	TENURE Share of Freehold		LENGTH OF LEASE 239 years









# The Property



Conveniently located and creatively decorated flat close to Holland Park underground station

Stepping into the flat on the first floor, a staircase leads up to the well-proportioned second-floor reception room. As well as space for separate dining and seating areas, this room includes south-facing French doors opening onto a balcony.



# Indoor Spaces

Next door is a bright kitchen with fitted units and a double aspect. The flat also features a pair of bedrooms sharing a bathroom with a bath.

The property has been decorated in a colourful and creative fashion. It is presented in good condition, with air conditioning in the principal bedroom.



Russell Simpson

Holland Park Avenue









# The Neighbourhood

The property includes a south-facing balcony with enough space for outdoor seating. It is part of a Victorian house set back from the street with a gated front garden.

The flat is exceptionally well located. Holland Park station is a few moments' walk away, while the open spaces of Holland Park are also close. There are several delightful cafes and shops lining Holland Park Avenue, while the neighbourhood's many restaurants and independent boutiques are within easy reach.

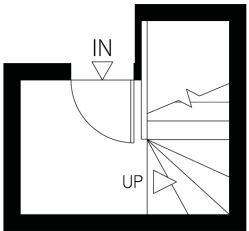
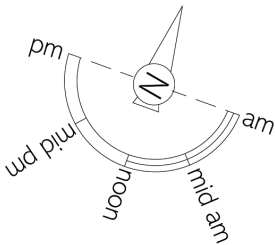


APPROXIMATE INTERNAL AREA

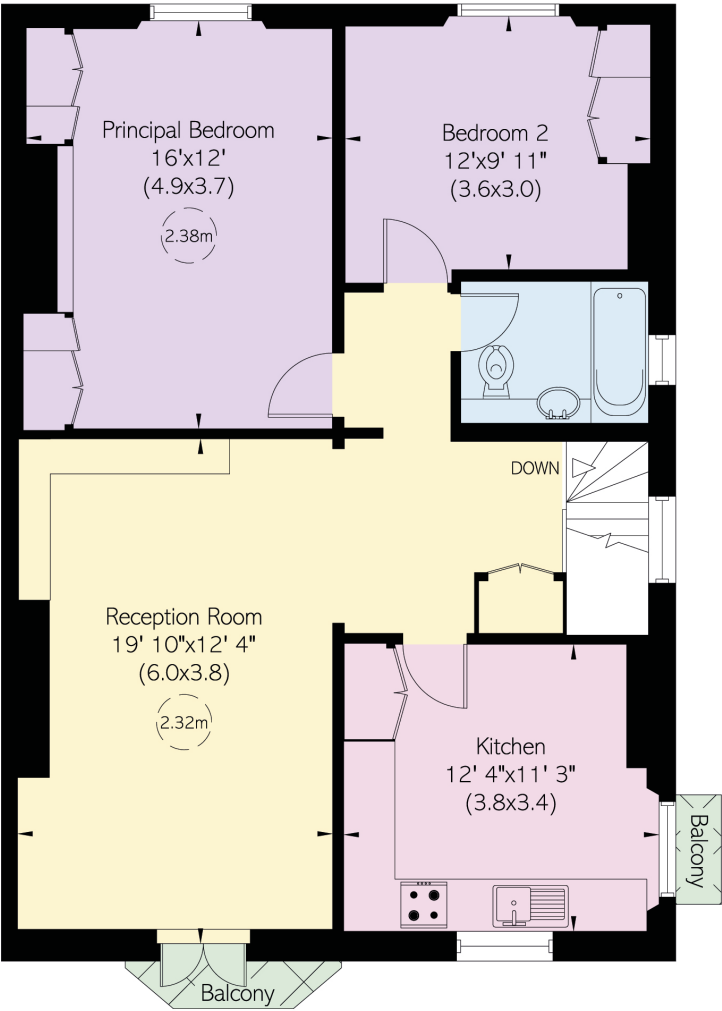
930 SQ FT / 86 SQ M

OUTSIDE AREA

20 SQ FT / 2 SQ M



First Floor



Second Floor



# RUSSELL SIMPSON

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## Contact us

+44 (0) 20 3761 9691

Email

Whatsapp

[www.russellsimpson.co.uk](http://www.russellsimpson.co.uk)

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## Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

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