



205 Holland Park Avenue, Kensington, London, W11 4XB

£745,000

A one bedroom apartment located in the luxury 205 Holland Park Avenue development comprising approx 551 sq ft with own private winter garden. Each room within these luxury apartments has underfloor heating and a mix of flush oak, carpet and porcelain stoneware. The modern kitchen is fitted with a selection of Siemens stainless steel appliances and there is a luxury bathroom suite as well as ample storage space.

Located in an upmarket peaceful neighbourhood, 205 Holland Park Avenue apartments in West London demonstrate the finest interiors along with modern features. Some of the capitals finest restaurants, shops, schools and Universities plus public parks are all in the vicinity.

- LUXURY DEVELOPMENT
- 551 SQ FT
- MODERN KITCHEN
- HOLLAND PARK AVENUE
- ONE BEDROOM
- PRIVATE WINTER GARDEN
- RESIDENTS CONCIERGE
- 1ST FLOOR
- CONCIERGE LOBBY RECEPTION
- COMMUNAL GARDENS

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HOLLAND PARK AVENUE



RECEPTION ROOM VIEW



ENTRANCE



RECEPTION ROOM VIEW



KITCHEN



KITCHEN VIEW

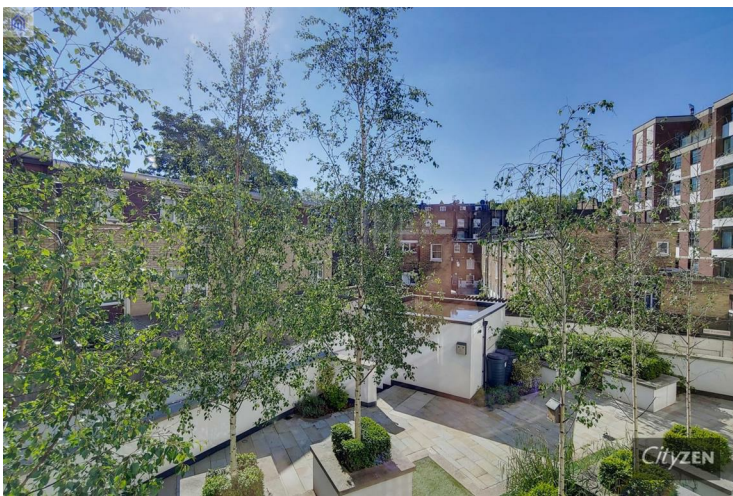
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RECEPTION ROOM



BEDROOM VIEW



BALCONY VIEW



BEDROOM



BALCONY



BATHROOM

z ←



GROSS INTERNAL AREA (GIA)
The footprint of the property
51.21 sqm / 551.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head heights
48.73 sqm / 524.53 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
3.72 sqm / 40.04 sqft

RESTRICTED HEAD HEIGHT
Limited to an area under 1.5m
0.00 sqm / 0.00 sqft

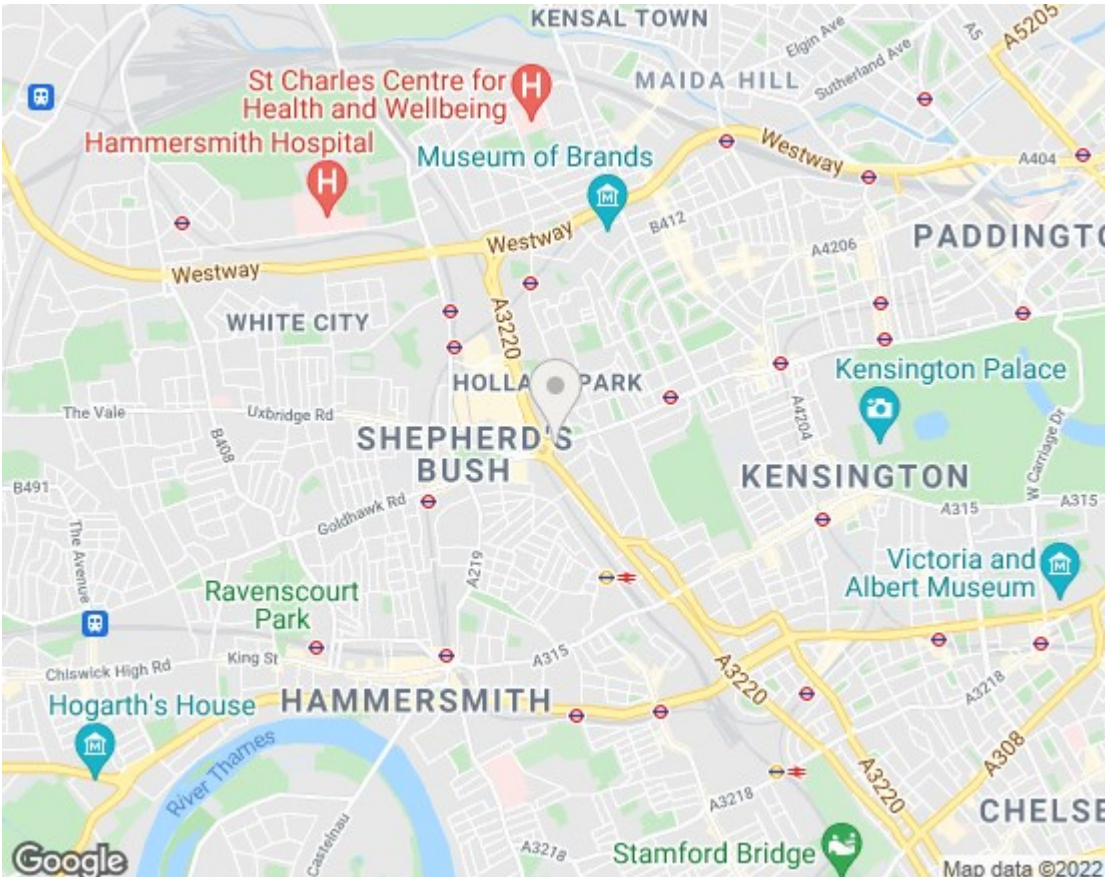
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 35.76 sqm / 600.20 sqft
IPMS 3C RESIDENTIAL 53.54 sqm / 576.30 sqft

spc id: 60e67680fc82580dbcfcd4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.