



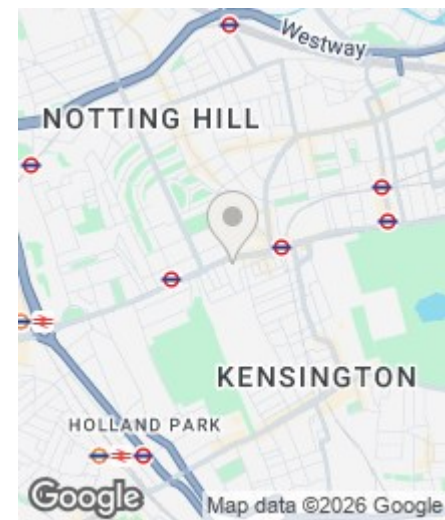
**HOLLAND PARK AVENUE**  
LONDON, W11 3RB

**£692 PER WEEK**

Recently refurbished, this charming flat is ideally positioned in the heart of Holland Park. It offers a generously sized bedroom, with an en-suite bathroom, wooden flooring throughout, and a bright open-plan kitchen and living area leading onto a private terrace.

Located just a stone's throw from Holland Park station and only an 8-minute walk to Notting Hill Gate, the property combines comfort with excellent connectivity.

**SANDERSONS**  
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**      **Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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