



LANSDOWNE ROAD

LONDON, W11 3LP

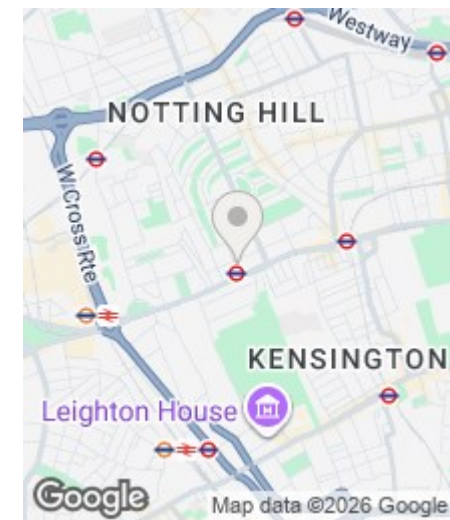
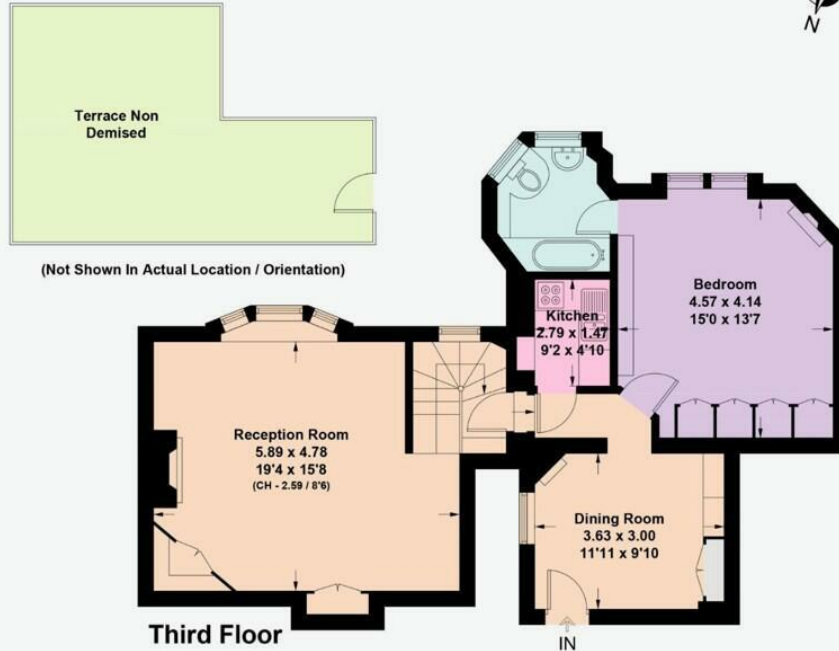
£1,500,000
LEASEHOLD - SHARE OF FREEHOLD

Located in the heart of Holland Park, Lansdowne House is a distinctive period building built in 1902 by Scottish architect William Flockhart originally purposed as artist studios in one of West London's most desirable neighbourhoods, moments from the shops, cafés, and restaurants of Holland Park, Notting Hill and Westbourne Grove. The green open spaces of Holland Park are also just a short walk away.

This bright and spacious 805 sq ft one-bedroom apartment is situated on the third floor and accessed via a passenger lift as well as stairs, offering excellent natural light and a strong sense of period character throughout. The apartment also has a license to [access and] use the generous adjoining terrace; excellent for al-fresco dining.

The property benefits from excellent transport links, with Holland Park Underground Station (Central line) nearby, as well as Notting Hill Gate Underground Station (Central, Circle, and District lines), providing easy access across London.

SANDERSONS
LONDON



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

EPC Rating: D Council Tax Band: G

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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