



## HOLLAND PARK

LONDON, W11 3TD

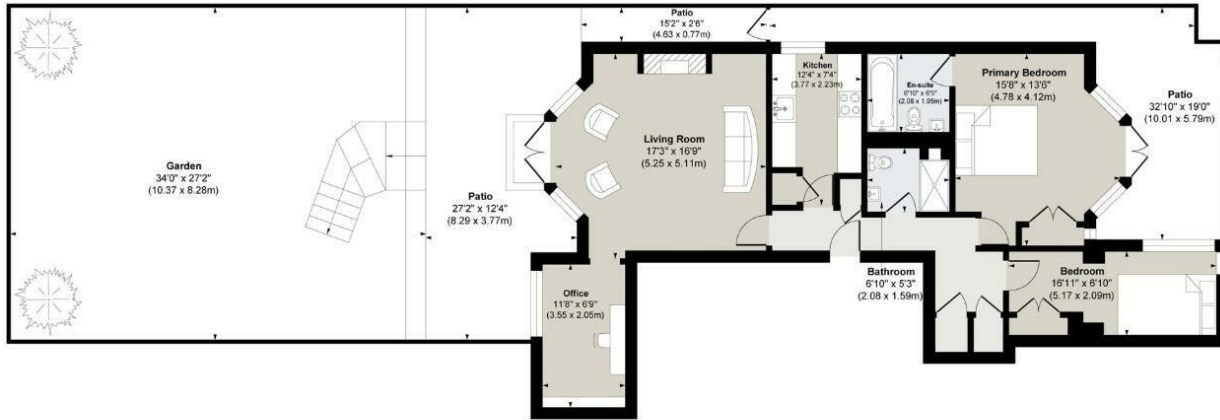
£1,038 PER WEEK

A charming two-bedroom flat with a study, set within the sought-after Holland Park Villas and benefiting from private gardens. Finished to a good standard throughout, the flat offers a warm, cottage-style feel with rustic character.

The property features two spacious double bedrooms, a dedicated office/study area, and two generously sized bathrooms. A fully fitted modern kitchen complements a large, bright living room, which opens directly onto the private gardens—ideal for relaxing or entertaining. Conveniently located, Holland Park is just a short walk away, while Holland Park Station can be reached in approximately five minutes on foot.

**SANDERSONS**  
LONDON

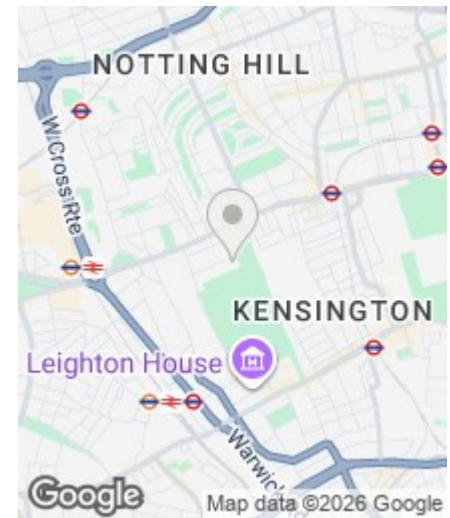
Holland Park, London



TOTAL: 951 sq. ft, 88.35 m2  
EXCLUDED AREAS: Patio: 545 sq. ft, 50 m2, Walls: 140 sq. ft, 14 m2,

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All measurements are approximate. This floor plan is for illustrative purposes only and should not be relied upon for accuracy. Finest Spaces Studio Ltd accepts no liability for errors or omissions. Floor area figures are estimates and not guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: 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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