

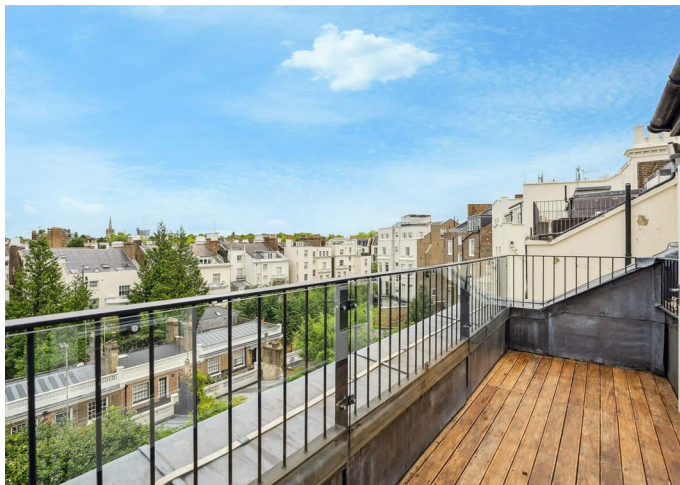


HOLLAND PARK, KENSINGTON W11


£795 Per Week (£3,445 PCM)

FEATURES

- Newly refurbished two bedroom apartment
- Private terrace overlooking the Stucco front houses
- 0.2m to Holland Park Tube
- Wooden flooring throughout
- Stones through to Holland Park



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Holland Park Holland Park, London, W11

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m

Reduced Headroom = 24 sq ft / 2.2 sq m

Total = 603 sq ft / 56.0 sq m



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Council Tax Band: G

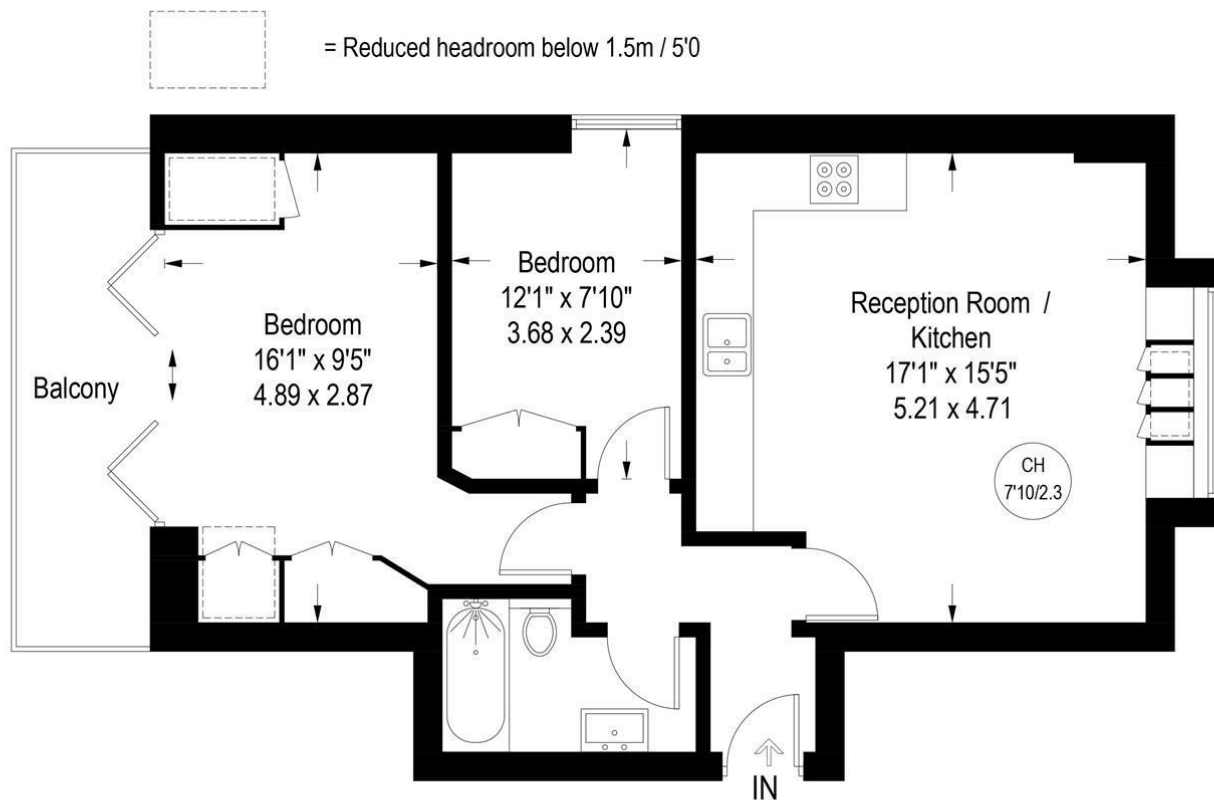
A charming and newly renovated two-bedroom apartment set on one of the most desirable roads in Holland Park. This meticulously thought through flat, has an open plan reception/kitchen with views over Holland Park and the other impressive white stucco fronted buildings in the area. The landlord has created a versatile space allowing tenants to style their living space to their own taste. They have also installed beautiful new sash windows which glide easily as you close them. The kitchen has been brand newly installed and comes with integrated appliances for a sleek, modern look.

The double aspect means that the apartment enjoys a light and airy feel to all rooms including the good-sized master bedroom, which has inbuilt storage and doors that concertina onto a terrace, perfect for your morning coffee or evening drink after a long day. There is a second bedroom which would work well for the occasional guest or as a study/dressing room. The property benefits from a bathroom suite with modern fixtures and fittings.

The property is presented in turnkey condition with an exacting eye for detail and design, making this the perfect Holland Park flat. The property is available on an unfurnished basis.

Holland Park is a hugely popular road in the heart of W11 and is a stones throw from the park itself. Holland Park Avenue is nearby with easy access to the popular Supermarket of Dreams and Lidgate butchers. It is 0.2 miles to Holland Park Tube and 0.5 miles from Notting Hill Gate, which has numerous bars, restaurants, shops.

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges. Maskells are members of Propertymark the leading membership body for property agents. We are part of the Propertymark Client Money Protection scheme and a member of The Property Ombudsman Scheme (approved by the Office of Fair Trading) and subscribe to its Codes of Practice for Letting Agent 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 are advised to recheck the measurements.



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1226092)

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