



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Holland Park, Kensington, London, W11**

An exceptional and luxurious two bedroom apartment situated on the ground floor of this new highly sought-after new development in Holland Park. The property accommodates a bright reception / dining room opening up to a generous patio, fully-fitted kitchen, master bedroom with an en-suite bathroom, second bedroom and a separate contemporary family shower room.

Residents of Holland Park will further benefit from excellent facilities such as cinema, large swimming pool with adjacent kids pool, luxury spa facilities, residents' lounge, fully-equipped gym and concierge with 24-hour security.

80 Holland Park borders the north side of Holland Park and is conveniently located for the transport, entertainment, shopping and dining facilities of both Notting Hill and High Street Kensington.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : BATHROOM :  
SHOWER ROOM : PATIO : SPA & GYM FACILITIES : SWIMMING POOL :  
CONCIERGE : 24-HR SECURITY : SOF (995 YRS) : S. CHARGE £19,482.48  
PA. APPROX. : EPC RATING C

**Asking Price £3,250,000**

**Tel: 020 7603 7121**

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sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

## Holland Park, Kensington, London, W11

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £3,250,000

Lease: 995 Years

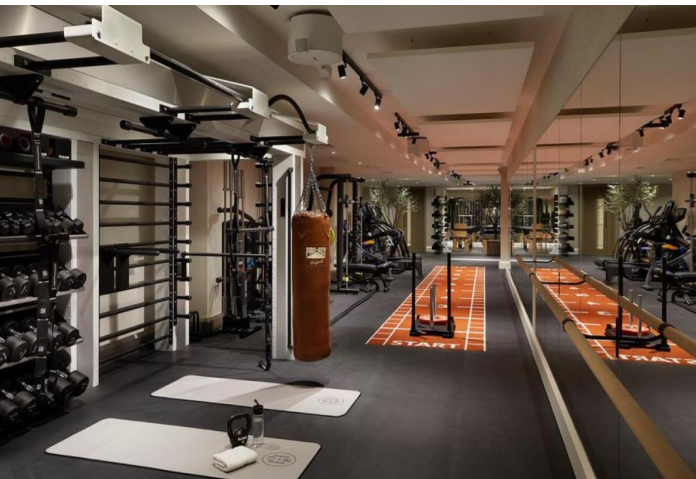
Service Charge: £19482.48 Annually Approx

#### **IMPORTANT NOTICE**

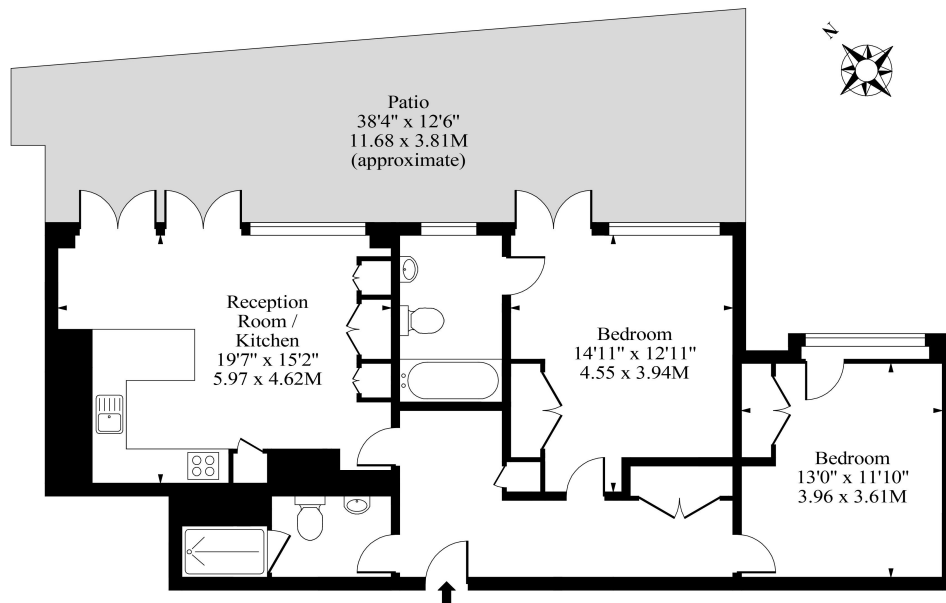
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





## Holland Park, Kensington, London, W11



Ground Floor

Approx Gross Internal Area      892 Sq Ft - 82.86 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	79	79
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	