

HOLLAND PARK

London W11

Knight Frank



11 Holland Avenue, W11
HOLLAND PARK - W11
W11 0 99

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A meticulously refurbished maisonette set within a Grade II Listed white stucco fronted villa, part of the award winning refurbishment of the Halcyon Hotel.

The property has been refurbished to the highest standard and specification. It boasts a spectacular double aspect living & dining room that is over 36 feet long and 21 feet wide, with 12ft ceiling height. Solid tiger wood flooring adorns the living room, two double height bay windows overlook the apartment's outdoor private courtyard. A bespoke leather clad wall unit houses the 60" tv, hidden speakers in the ceiling above the sitting room provide 5:1 cinema sound while speakers above the dining table can be played together or as a separate zone. The property has been granted Planning Consent to convert the two very large bedrooms into three bedroom suites.

Holland Park is one of London's premier locations with wide tree lined avenues and stunning white stucco fronted houses. The area is well served for shops, transport and restaurants and Holland Park itself.

Accommodation and amenities

**2 bedroom suites ♦ Bathrooms ♦ Reception room
Kitchen/breakfast room ♦ Patio terrace ♦ Porter/concierge
Service charge approximately £5,975 pa**

Terms

Tenure: Share of Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Guide Price: £3,900,000

Viewing

Strictly by appointment with sole agent Knight Frank on 020 7938 4311.

020 7938 4311

54-56 Kensington Church Street

London W8 4BD

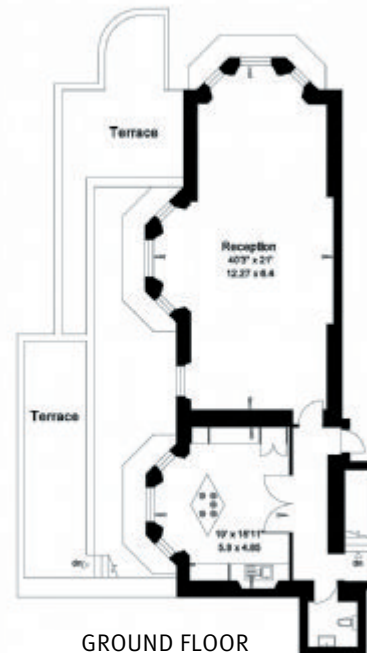
kens@knightfrank.com



APPROXIMATE GROSS INTERNAL FLOOR AREA
258sq.m (2,780sq.ft)



LOWER GROUND FLOOR



GROUND FLOOR



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