



**HOLLAND PARK, LONDON, W11**  
£3,395 per week\*

**Carter Jonas**

# HOLLAND PARK, W11

A very special lateral space with period features situated on the lower ground (with patio terrace) of this Holland Park villa typical of the area. EPC rating: C

Located on the western end of Holland Park itself, it is conveniently positioned moments away from the underground station as well as the diverse local amenities of Holland Park Avenue and Notting Hill gate with the green spaces of Holland Park itself close by.

Reception, dining room/double bedroom 3, fully fitted kitchen, 2 double bedrooms, 2 bathrooms (1 en-suite). Furnished. Patio terrace.

Minimum term is 12 months

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea

Council tax band - H

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

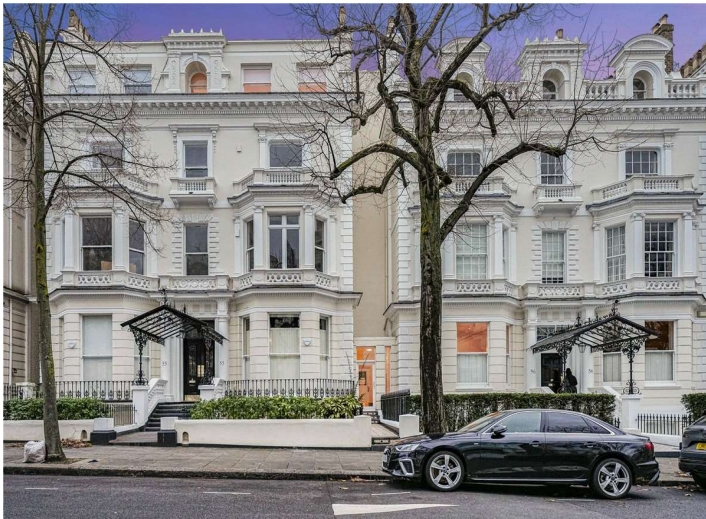
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 81        |
| (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 |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |





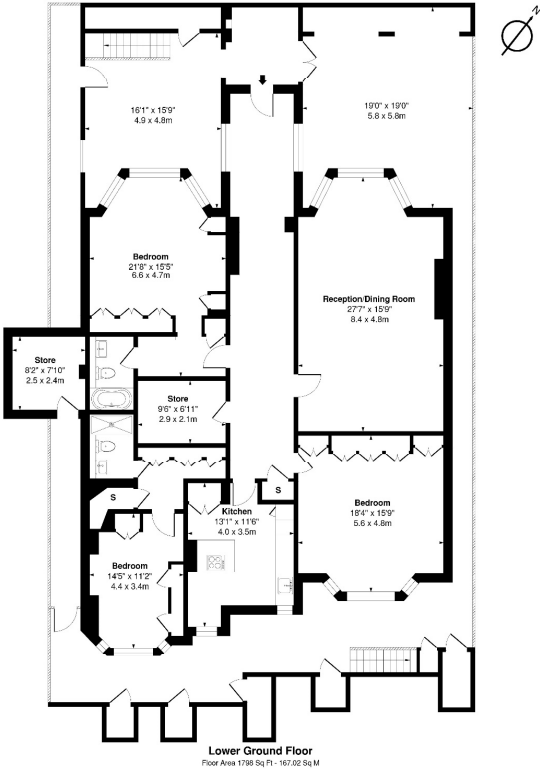
**ADDITIONAL INFORMATION**

|                 |   |
|-----------------|---|
| Offers          | Available for a minimum term of 12 months longer terms will be considered |
| Viewing         | Strictly by appointment   |
| Local Authority | Royal Borough of Kensington & Chelsea - Council Tax Band H                |
| Closest station | Holland Park (Central line)   |





**Holland Park, W11**  
Approx. Gross Internal Area 1798 Sq Ft - 167.02 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

[ipaplus.com](https://www.ipaplus.com)



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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