

Holland Park, W11

£1,200 per week Fees May Apply

Fabulous flat which has just been refurbished to an excellent standard, with one large principle bedroom and stunning en suite it also has a separate flexible bedroom/office space and full guest bathroom. There is a large reception room looking over a pretty communal garden that also give you easy access to Holland Park Avenue to get to the underground station and all of the coffee shops and eateries it offers. Situated in a beautiful period villa in the heart of Holland Park and only moments from the park itself.

2 Bedrooms | 1 Reception Room | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU

020 7221 2277

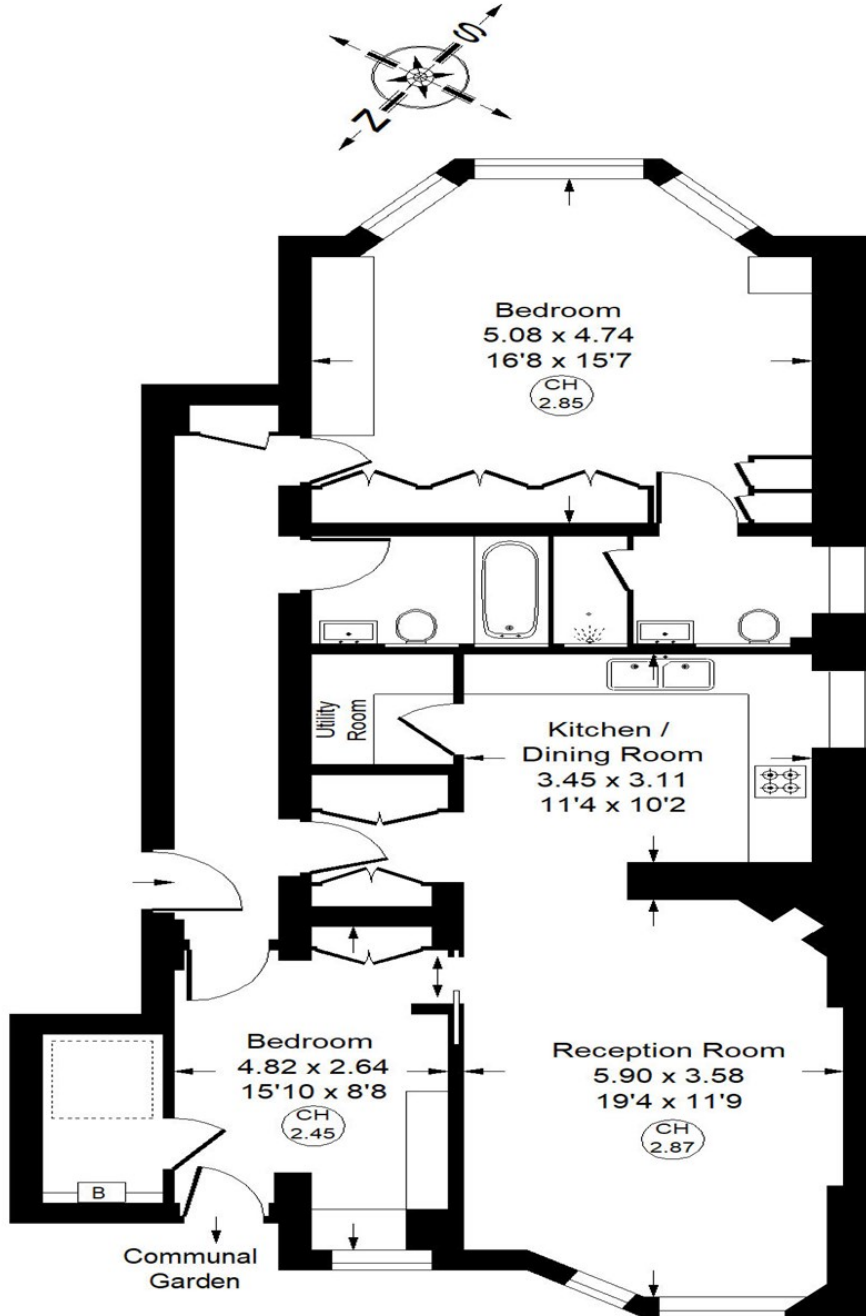
lettings.nhg@mountgrangeheritage.co.uk

Other offices Kensington - North Kensington


mountgrangeheritage.co.uk

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Approx Gross Internal Area
94.9 sq m / 1021 sq ft



Lower Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

FLAT
65 HOLLAND PARK
LONDON
W11 3SJ

Energy rating

C

Valid until: 3 October 2030

Certificate number: 3430-6320-3009-0922-0206

Property type

Ground-floor flat

Total floor area

96 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.