



Holland Park Avenue | London | W11

Asking price £535,000 | Leasehold



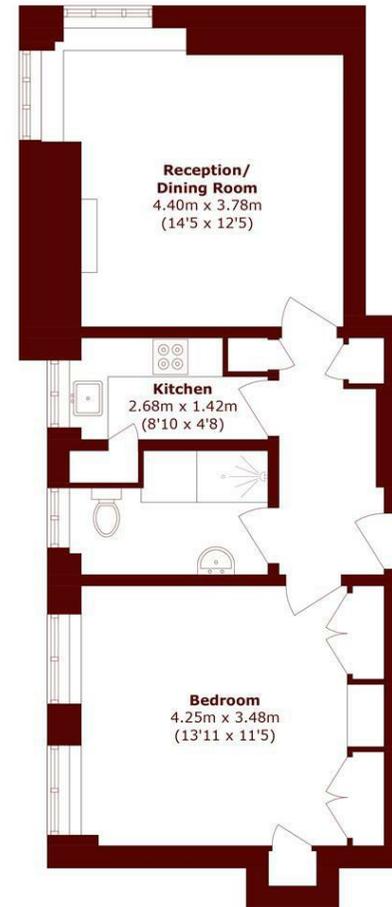
ADN
RESIDENTIAL

Situated on the ground floor of the popular Linton House, this beautifully presented one-bedroom apartment offers refined living in one of West London's most sought-after locations. The property is impeccably maintained and bathed in natural light, creating an elegant and inviting atmosphere throughout. Residents benefit from access to a stunning communal roof terrace, boasting far-reaching panoramic views across London's skyline. Ideally positioned on Holland Park Avenue, the apartment is moments from Notting Hill Gate Underground Station, providing excellent connectivity via the Central, Circle, and District lines. An exceptional array of boutique shops, fine dining restaurants, and charming cafés are within easy reach, while the lush green expanse of Holland Park offers a tranquil escape just a short stroll away.



Council Tax Band: E
EPC: D





Total area (approx.): 46.1 sq. m (497.0 sq. ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	