



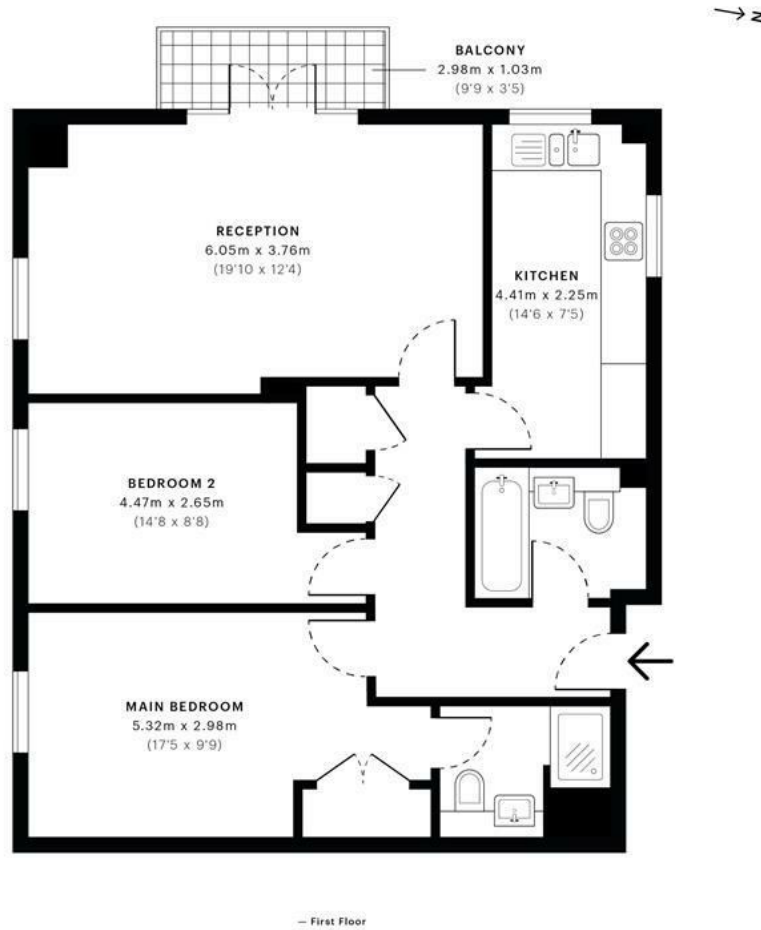
Holland Park Avenue, Holland Park, London, W11 **£550 Per Week* Fees Apply**

VIDEO VIEWING: Impressive two bedroom, two bathroom raised ground floor apartment situated in Fitzclarence House. This newly refurbished property comprises a spacious reception room with dining area, separate kitchen with fitted appliances including gas hob and dishwasher, a stylish family bathroom with overhead shower and two double bedrooms with master having a modern en-suite. Further benefitting from a private balcony, wood flooring throughout and brand new carpets in the bedrooms.

Offered furnished, parking available on separate negotiation.

Fitzclarence House is within a short distance to two Underground stations serviced by the Central line (Shepherd's Bush and Holland Park) with the added benefits of the Overground line (Shepherd's Bush) and many bus routes to central areas of the city. The Westfield Shopping Centre, with its eclectic mix of eateries and designer shops, is minutes away as is Holland Park with its Japanese garden, waterfall and children's playground.

- Two Double Bedrooms
- Two Bathrooms
- Wood Flooring
- Brand New Carpet In Bedrooms
- Private Balcony
- Raised Ground Floor
- Separate Kitchen
- Large Reception With Dining Area



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.86 sqm / 816.55 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.45 sqm / 758.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.03 sqm / 32.61 sqft

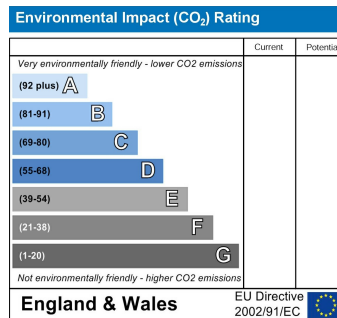
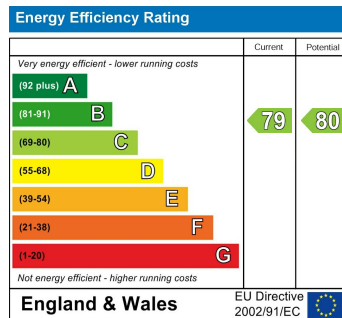
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.57 sqm / 856.48 sqft
IPMS 3C RESIDENTIAL 79.82 sqm / 865.36 sqft

spec id: 601008e6326c090dce49a8ac



Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply