

Holland Park Avenue, Shepherd's Bush, W11

Asking Price: £1,175,000

Benham & Reeves

Fitzclarence House, Holland Park Avenue, Shepherd's Bush, W11

2 Bedroom (s) 2 Bathroom (s) Leasehold

Situated on the second floor (with lift) of this well-maintained, modern development. The property is beautifully presented and spans approximately 1,025 square feet. It offers excellent living and entertaining space, abundant natural light, and ample storage throughout. The apartment comprises two bedrooms, two bath/shower rooms (one ensuite) and offers secure private parking and an impressive open-plan reception room.

Fitzclarence House is set back from Holland Park Avenue on the western end of the road and is served by several excellent local shops, including the family-run Lidgate Butchers, Jeroboam Cheese & Wine, and a number of cafes and restaurants. Furthermore, the entrance to Holland Park, with its famous Kyoto Garden and summer Opera, is a short walk away, as is the famous Portobello Road.

Furthermore, some of the capital's best primary and secondary schools, such as St Albans and Norland Place, are nearby.

Underground Stations at both Holland Park and Notting Hill Gate (Central, District & Circle Lines.)







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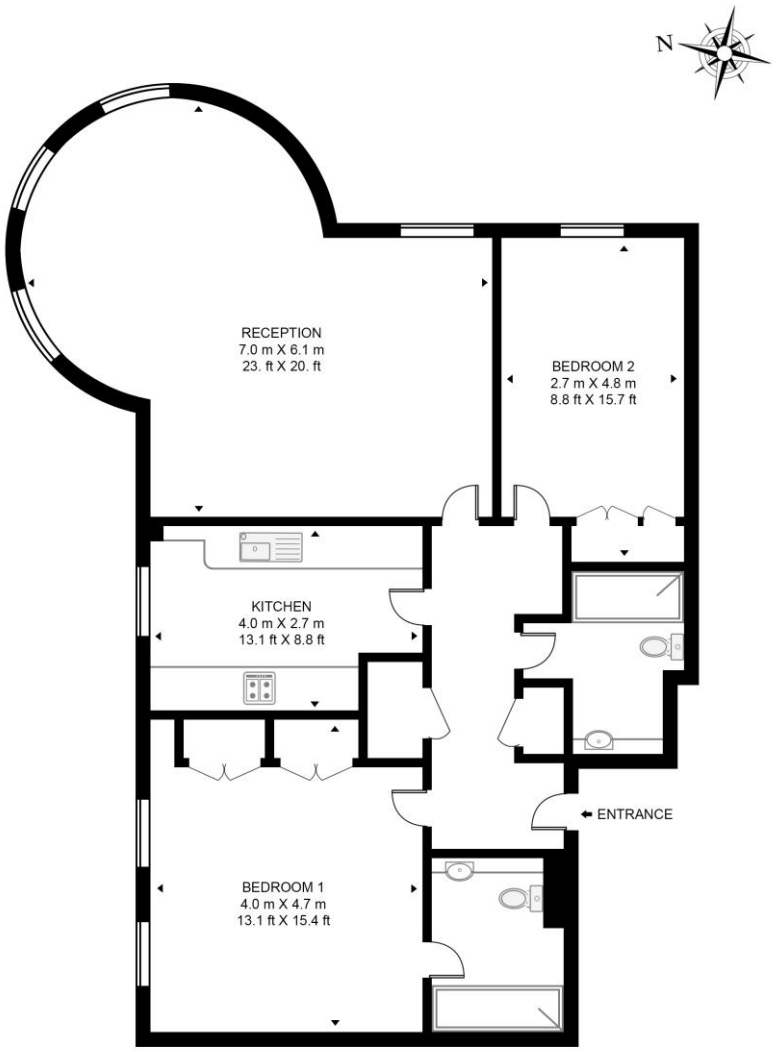
Property Features:

- Parking
- Two Bedrooms
- Two Bathrooms
- 1,025 Square Feet (Approx.)
- 2nd floor
- Shepherd's Bush Station (0.2 miles)
- Holland Park Station (0.4 miles)
- Kensington Olympia Station (0.5 miles)

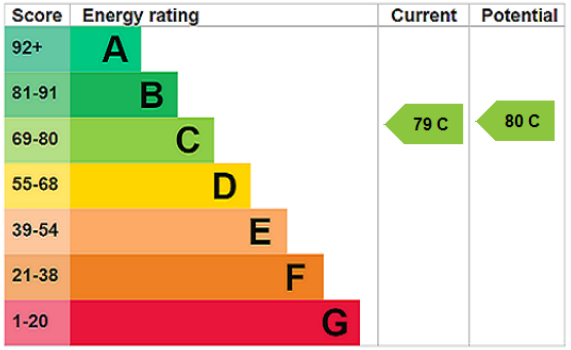
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FITZCLARENCE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1025 SQ.FT (95.2 SQ.M)



SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,175,000
Tenure:	Leasehold Expires 31/12/2994 Approximately 967 Years Remaining
Ground Rent:	£650.00 (per annum) for the year 2026
Service Charge:	£5,800.00 (per annum) for the year 2026
Anticipated Rent:	£5,000.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250239

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