



St. Anns Road, W11

£330,000

This spacious 590 sq ft flat is ideally located just off Holland Road, moments from the open green spaces of Holland Park. The property features a large double bedroom, a generous living room, and a separate modern kitchen, all complemented by a private balcony.

Recently modernised, the flat benefits from abundant natural light throughout and is presented in excellent condition, making it ready to move into with minimal work required.

Set in a highly desirable location, the property is perfectly positioned close to Westfield Shopping Centre and the excellent transport links of Wood Lane, White City, and Holland Park stations, offering both convenience and lifestyle appeal.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
2008/11/EC			2008/11/EC		