



St Anns Villas, London, W11 4RT

**Cow & Co**  
LONDON



Guide Price: £650,000 - £800,000. A large one bedroom first floor apartment set in a pretty Grade II listed building on St. Ann's Villas, Holland Park.

The property has a share of freehold and consists of a light filled reception room with a feature fireplace, a separate open-plan kitchen with space for a dining table. A fabulously proportioned bedroom with good storage space and a modern bathroom. There is the possibility to convert the loft space subject to the usual planning consents being granted.

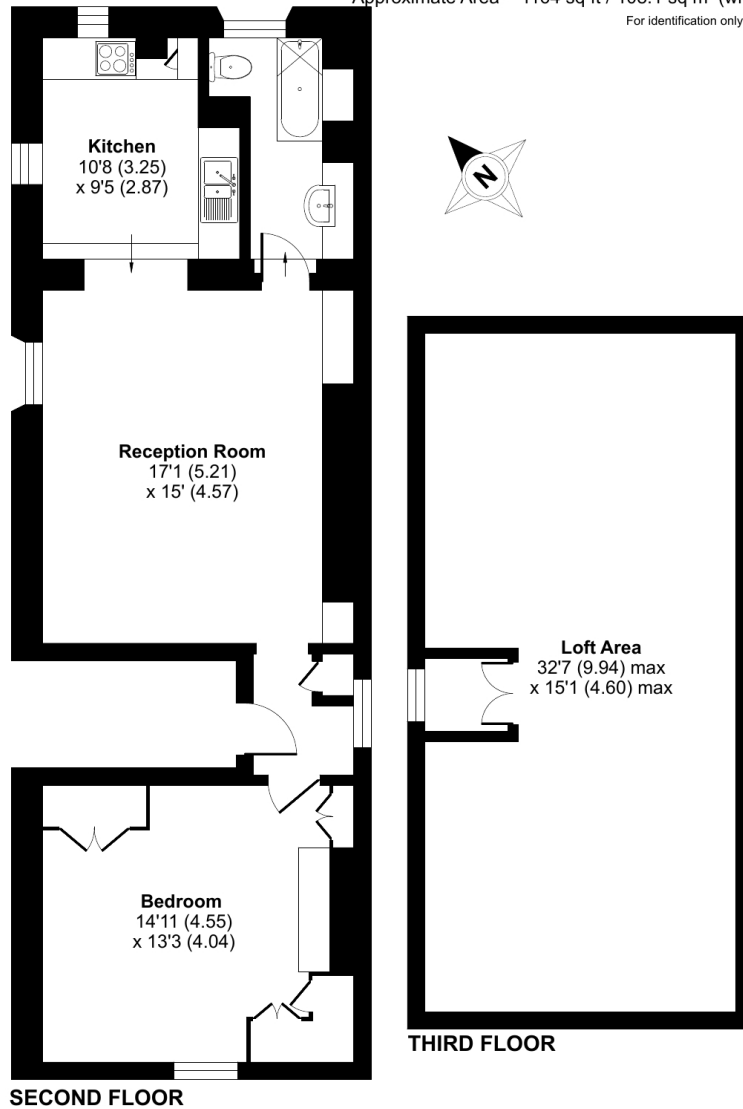
St. Ann's Villas runs north from Royal Crescent and is close to the bars, shops and restaurants at Holland Park Avenue and Westfield. There are excellent transport links with the Central Line at Holland Park and Shepherds Bush, Circle and Hammersmith and City line from Latimer Road as well as further over ground connections from Shepherds Bush and road links to the A40 and West End.



- One bedroom apartment
- One bathroom
- Feature fireplace with new log burner
- Large eat in kitchen diner
- Period features
- Pretty Grade II listed building
- Wood flooring
- Share of freehold and long lease
- Extension potential STPP
- Right to apply to communal garden

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Approximate Area = 674 sq ft / 62.6 sq m (with loft)  
Approximate Area = 1164 sq ft / 108.1 sq m (without loft)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cow & Co Properties Ltd. REF: 1084611

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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