



Elsham Road, London, W14

Asking Price £745,000 *Share of Freehold*



A large (904 sq ft/84 sq m), well presented and bright top floor two double bedroom flat with its entrance located on the second floor of a very broad semi detached Victorian house with shared rear garden.

KEY FEATURES

- Second Floor Entrance
- Reception Room
- Open Plan Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden



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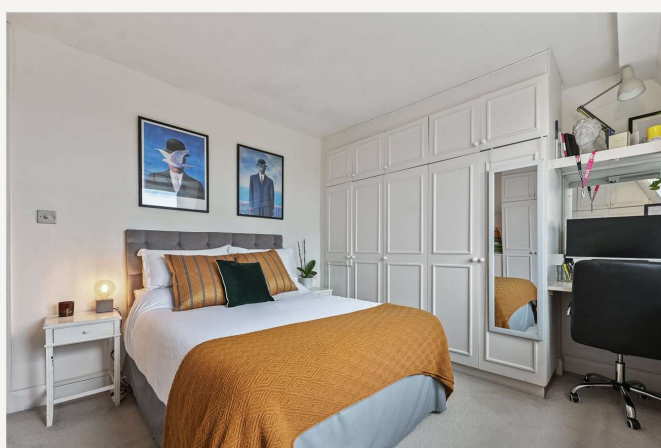
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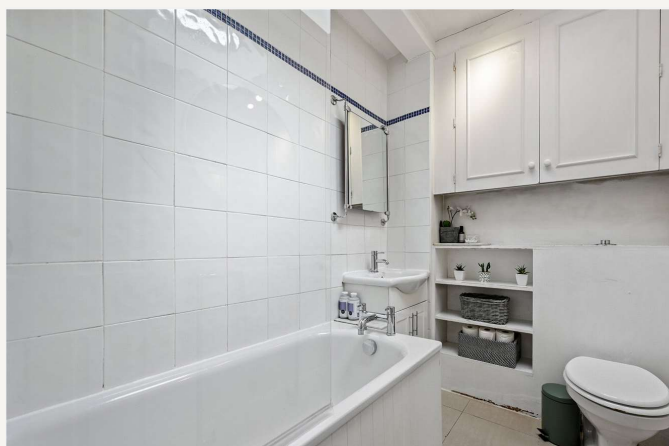
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The property has a 23' reception/kitchen with two sash windows overlooking Elsham Road and two double bedrooms overlooking Russell Gardens Mews to the rear and served by a bathroom with a skylight.

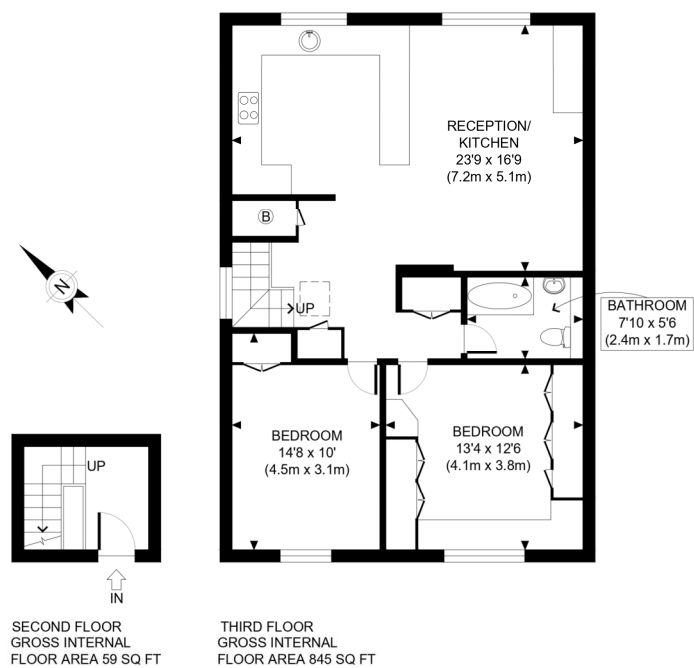
Elsham Road is an attractive tree lined street in The Royal Borough of Kensington & Chelsea and close to the many excellent shops, restaurants and transport facilities of both Kensington High Street and Westfield Shopping Centre. The green open spaces of Holland Park are also within easy walking distance.





MATERIAL INFO

Tenure: Share of Freehold
Term: Approx. 977 years remaining
Service Charge: Approx.£1,800 per annum
Ground Rent: None
Council Tax Band: E
EPC rating: D



APPROX. GROSS INTERNAL FLOOR AREA: 904 SQ FT/ 84 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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