



HOLLAND ROAD, W14
£195,000 SHARE OF FREEHOLD

**A STUDIO FLAT SITUATED TO THE REAR OF THE BUILDING AND
 ON THE FIRST FLOOR OF A VICTORIAN TERRACED HOUSE.**

Kensington | 020 7727 1500 | kensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A studio flat situated to the rear of the building and on the first floor of a Victorian terraced house. The flat is very quiet and has exceptionally attractive and verdant views. The studio has wood flooring and a large window overlooking large rear gardens. There is a well-equipped open plan kitchen and wet room. The flat would make an ideal pied a terre or investment.

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

ACCOMMODATION:

Studio Room | Open Plan Kitchen | Wet Room

LOCAL AUTHORITY:

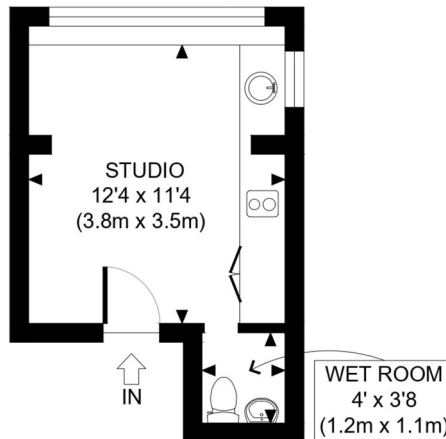
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Kensington Olympia
Holland Park
Shepherds Bush







FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 165 SQ FT/ 15 SQM

Winkworth

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
THE STOP SHOP FOR PROPERTY REPRESENTATION

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

Lease: 941 years remaining
Ground Rent: £30 per annum
Service Charge: £1,011 per annum
Council tax band: A

Please note all figures are approximate

Winkworth

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.