



HOLLAND PARK GARDENS, W14
£816,000 LEASEHOLD

A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT SITUATED ON THE SECOND FLOOR OF AN ATTRACTIVE DOUBLE FRONTED VICTORIAN BUILDING.

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DESCRIPTION:

A beautifully presented one bedroom flat situated on the second floor of an attractive double fronted Victorian building. The property has a large reception room with high ceilings, a triple sash window and a fireplace. There is also a modern and well-equipped kitchen, a double bedroom and a luxury shower room with window.

Holland Park Gardens is centrally located with the excellent local shops, restaurants and transport facilities on Holland Park Avenue and a yet broader range of facilities to be found locally on Kensington High Street, Notting Hill Gate and at Westfield Shopping Centre. The green open spaces of Holland Park are also within easy walking distance.

ACCOMMODATION:

Entrance Hall | Reception Room | Modern Kitchen | Double Bedroom | Shower Room

LOCAL AUTHORITY:

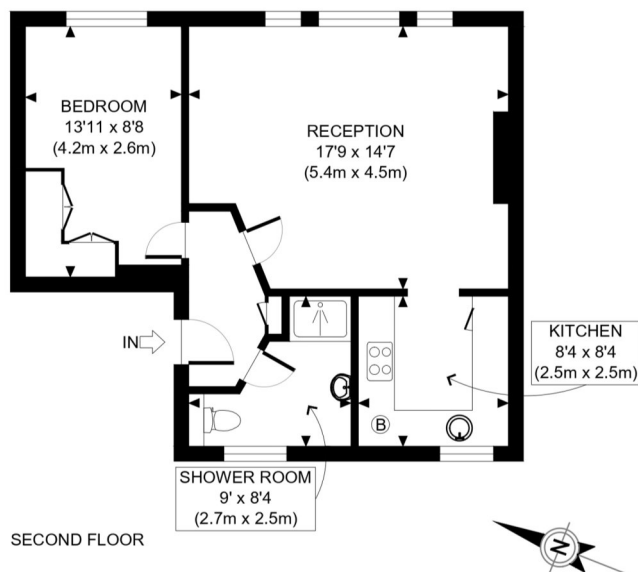
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Holland Park
Notting Hill Gate
Shepherd's Bush







APPROX. GROSS INTERNAL FLOOR AREA: 541 SQ FT/ 50 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
ONE 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease: approx. 85 years remaining
Ground Rent: £180 per annum
Service Charge: £3,364.52 per annum
Council tax band: G

Please note all figures are approximate

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