



ELSHAM ROAD, W14
£745,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT SITUATED ON
 THE SECOND FLOOR OF A VICTORIAN TERRACED HOUSE.**

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 118 Kensington Church Street, Kensington, London, W8 4BH

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DESCRIPTION:

A beautifully presented two bedroom flat situated on the second floor of a Victorian terraced house. The property has a large 22' reception room with a modern kitchen. The two double bedrooms are set to the rear of the property and are served by a spacious bathroom.

Elsham Road is an attractive tree lined street located within The Royal Borough of Kensington & Chelsea and close to the many 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:

Entrance Hall | Reception Room | Kitchen | Two Double Bedrooms | Bathroom

LOCAL AUTHORITY:

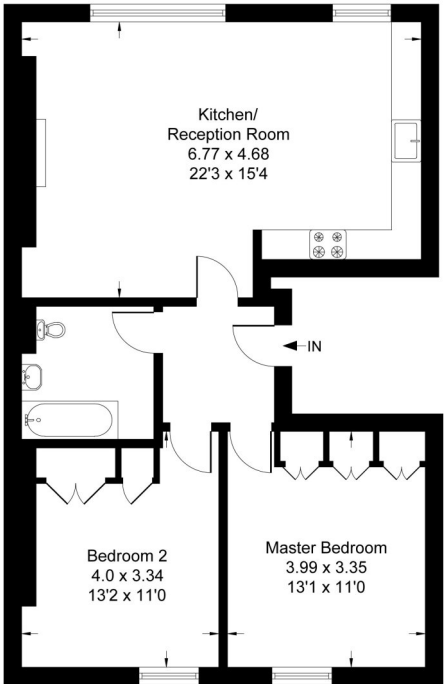
The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Kensington Olympia
Holland Park
Shepherds Bush



Approximate Gross Internal Area = 66.85 sq m / 720 sq ft



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lease: 99 years remaining
Ground Rent: £300 per annum
Service Charge: £1,840 per annum
Reserve Fund: £1,000 per annum
Council tax band: E

Please note all figures are approximate



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