



HOLLAND ROAD, W14
£730,000 SHARE OF FREEHOLD

**A VERY WELL PRESENTED TWO-BEDROOM FLAT SITUATED ON
 THE FIRST FLOOR OF A WELL MAINTAINED VICTORIAN
 TERRACED HOUSE.**

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DESCRIPTION:

A very well presented two-bedroom flat situated on the first floor of a well maintained Victorian terraced house. The reception and kitchen/dining room have attractive and verdant views over the large rear gardens of Holland Park Villas. The two bedrooms have access to a balcony and are served by a bathroom and a shower room.

Holland Road is situated within 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.

ACCOMMODATION:

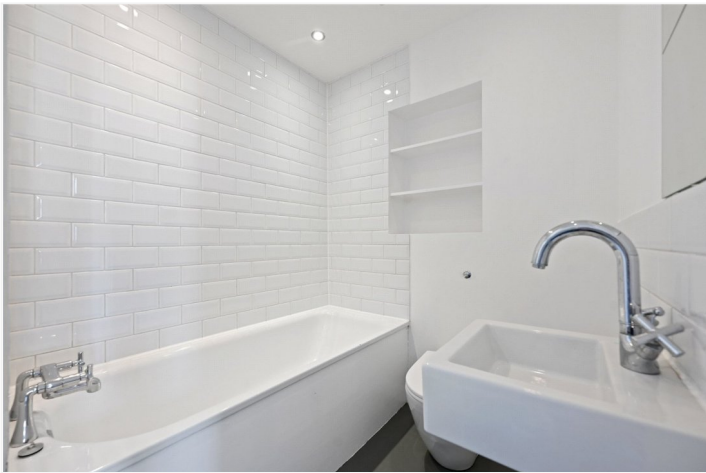
Entrance Hall | Reception Room | Kitchen/Dining Room | Two Bedrooms | Bathroom | Shower Room

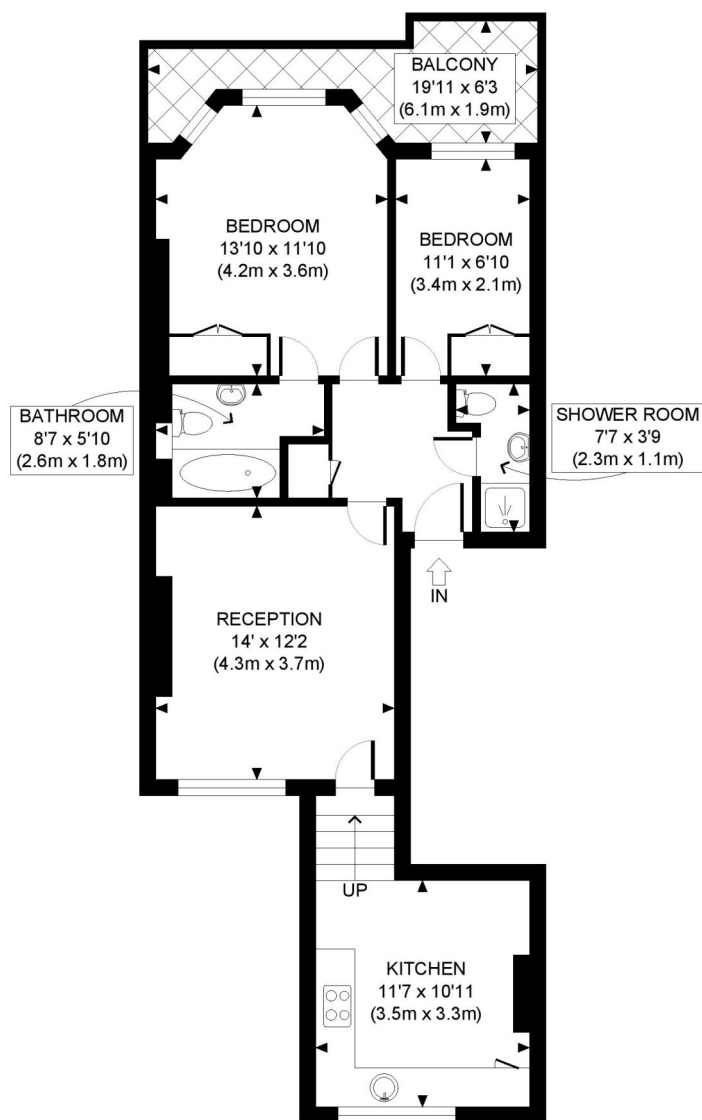
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Kensington Olympia
Shepherds Bush
Holland Park





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 686 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 686 SQ FT/ 64 SQM

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
EU Directive 2002/91/EC			

Lease: 93 years remaining
Service Charge: £1,200 per annum
Ground Rent: None
Local Authority: The Royal Borough of Kensington & Chelsea
Council Tax Band: D

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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