



HOLLAND PARK ROAD, HOLLAND PARK, W14

Offers in excess of £1,550,000

Carter Jonas

HOLLAND PARK ROAD, W14

A rare opportunity to own a period conversion duplex situated on the favoured first and second floor of this beautiful mid-terrace south-facing building in the heart of Holland Park. Conveniently positioned not only moments away from the diverse amenities of High St Kensington but also the green spaces of the Park itself. Thanks to the extensive period features such as high ceilings, large windows at the front and the rear as well as wood flooring throughout it is a beautiful and bright space where the owner has sympathetically and extensively modernised it so it is ready to move straight in!

Large reception, fully fitted kitchen/breakfast room, principal double bedroom with walk-in wardrobe and en-suite shower room, 2nd double bedroom with en-suite bathroom, cloakroom. Wood floors throughout.

n.b. some of the photos have been virtually staged using CGIs for marketing purposes.

Long Lease plus Share of Freehold
 Service charge c.£2000 per annum
 Ground rent - not applicable
 Sinking fund - not applicable

Royal Borough of Kensington & Chelsea - Council tax band: G

For the latest information on broadband and mobile coverage, please visit Ofcom's website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

AMENITIES

- 1st & 2nd floor duplex
- 2 Double bedrooms
- 2 Bath or shower rooms
- c.1080 sq ft
- Share of Freehold
- Period conversion
- Closest underground station: High Street Kensington

TENURE Share of Freehold

LOCAL AUTHORITY RBKC

EPC BAND C

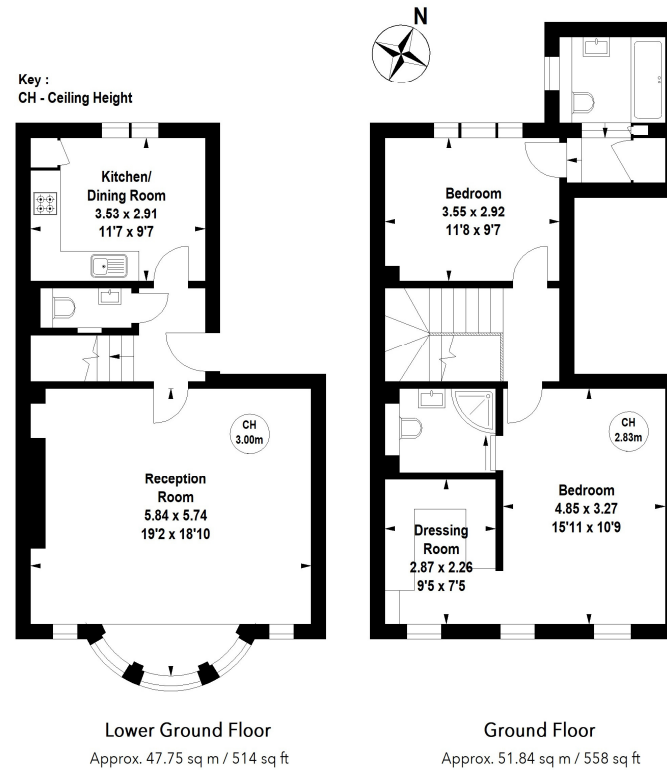
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Holland Park Road, W14

Approximate Area = 99.59 sq m / 1072 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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IMPORTANT INFORMATION

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