



HOLLAND ROAD, HOLLAND PARK, W14
£825,000

Carter Jonas

HOLLAND ROAD, W14

A super two bedroom, two bathroom first floor flat that has a spacious living room with wooden flooring, high ceilings and large bay window with a semi open plan modern and stylish kitchen. Thanks to the double-aspect it is also bright with pretty views of a church at the front and neighbouring gardens at the rear. EPC rating: C

Holland Road is ideally located for easy access to the many transport links, shops and restaurants of both Holland Park and Shepherds Bush as well as the green open spaces of Holland Park itself.

Reception with fully fitted open-plan kitchen, 2 double bedrooms, en-suite bathroom, shower room. Wood floors.

Share of Freehold and 999 lease from 24th June 1980

Service charge is £3437.30

Ground rent n/a

Royal Borough of Kensington of Chelsea

Council tax band: E

For the latest information on broadband and mobile coverage, please visit the Ofcom 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

- Two bedrooms
- Two bathrooms
- First Floor

- Period conversion
- Very Good decoration
- c.714 Approx Sq Ft
- Lovely views

TENURE Share of Freehold

LOCAL AUTHORITY Kensington & Chelsea Borough Council

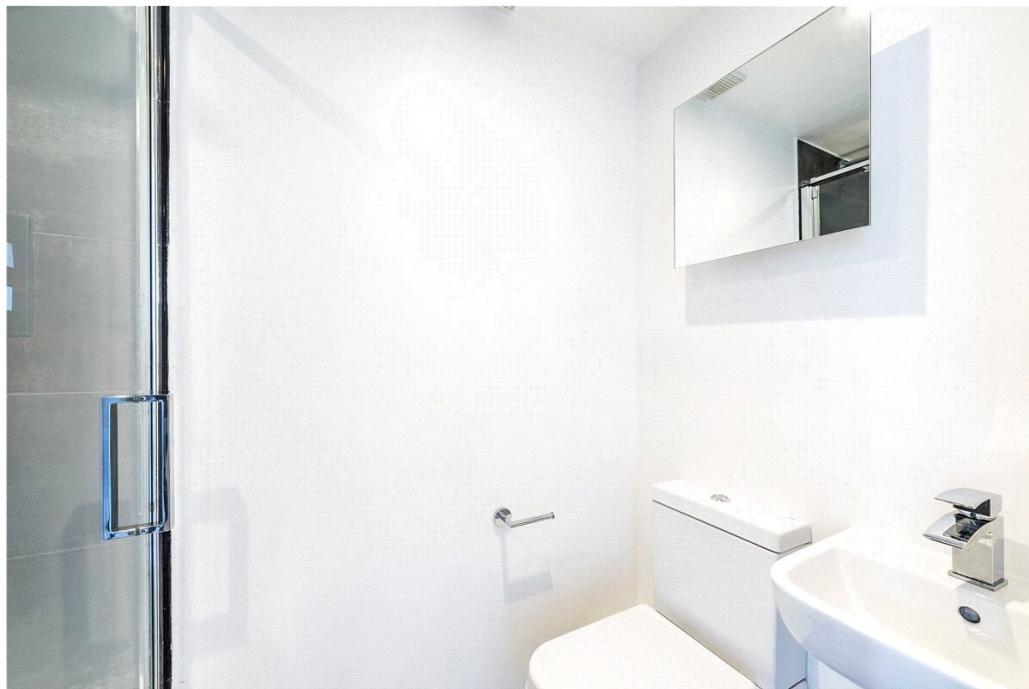
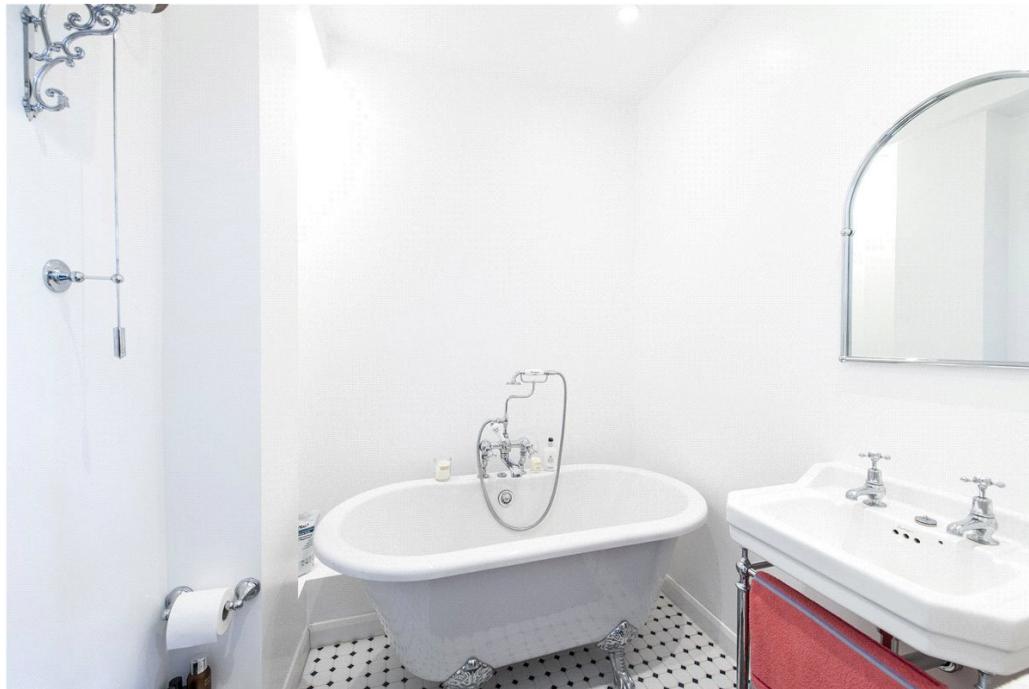
EPC BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

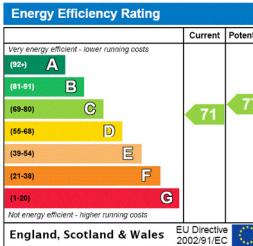


Classification L2 - Business Data





Holland Road, W14



Approximate Gross Internal Area = 66.3 sq m / 714 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID342109)

Kensington & Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.