Holland Road, Holland Park, W14

2 bedroom flat - £630,000 leasehold

Notting Hill Sales

Holland Road, Holland Park, W14

£630,000 leasehold 2 bedroom flat

Foxtons.co.uk/1304856

Featuring a substantial private roof terrace, this 2 bedroom split-level conversion flat offers a contemporary living space moments from Kensington High Street.

KEY FEATURES

- Set within a beautiful period conversion
- Occupying the top floors with a roof terrace
- Light 2 bedroom flat with modern bathroom
- Bright L-shaped reception room with open plan kitchen
- Neutral interiors with ample storage
- Exceptional location moments from Westfield

LOCAL AREA

Holland Road is enviably located for the many local amenities within Brook Green with the green open spaces of Holland Park also nearby, Shepherd's Bush Westfield shopping centre is also within close proximity boasting many upmarket shops and eateries.

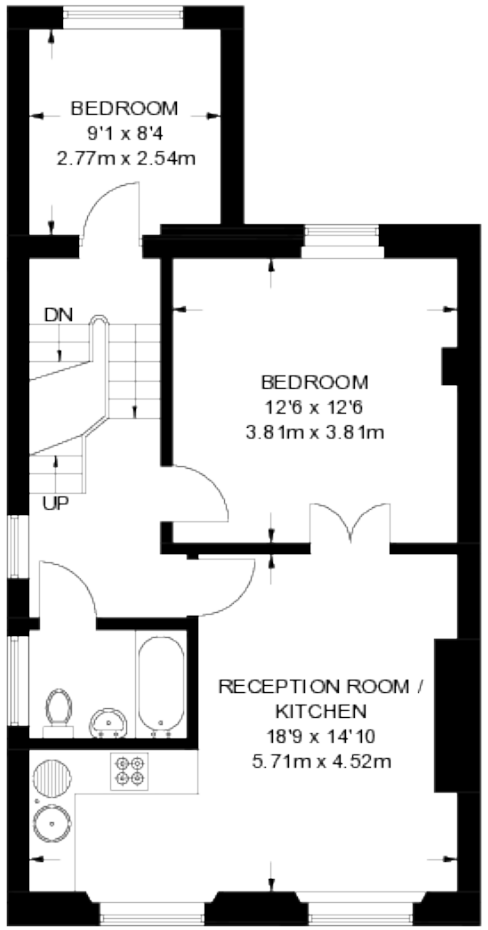
Kensington (Olympia) Underground Station
District Southern Mildmay lines, Zone 2

West Kensington Underground Station
District line, Zone 2

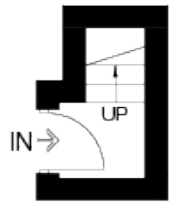
Barons Court Underground Station
District Piccadilly lines, Zone 2

Representation of current layout, gross internal floor area is approximately 648 Sq Ft (Sq M)

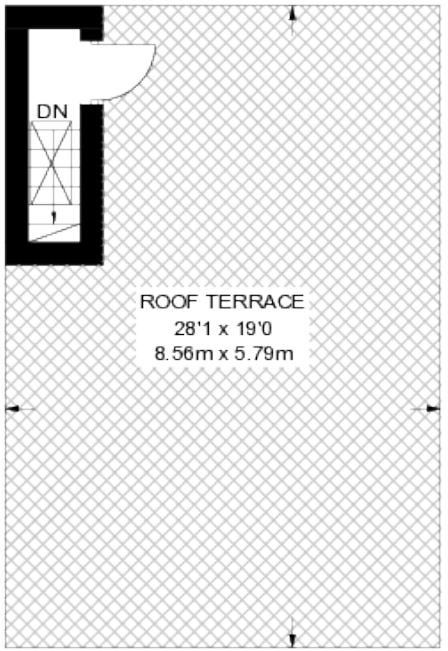
APPROXIMATE FLOOR AREA = 648 SQ FT / 60.2 SQ M
INCLUDING LIMITED USE AREA (23 SQ FT / 2.1 SQ M)



FIRST FLOOR
604 SQ FT / 56.2 SQ M
INCLUDING LIMITED USE AREA
(23 SQ FT / 2.1 SQ M)



FIRST FLOOR
22 SQ FT / 2.0 SQ M



THIRD FLOOR
22 SQ FT / 2.0 SQ M

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK

RICS Certified Property Measurer

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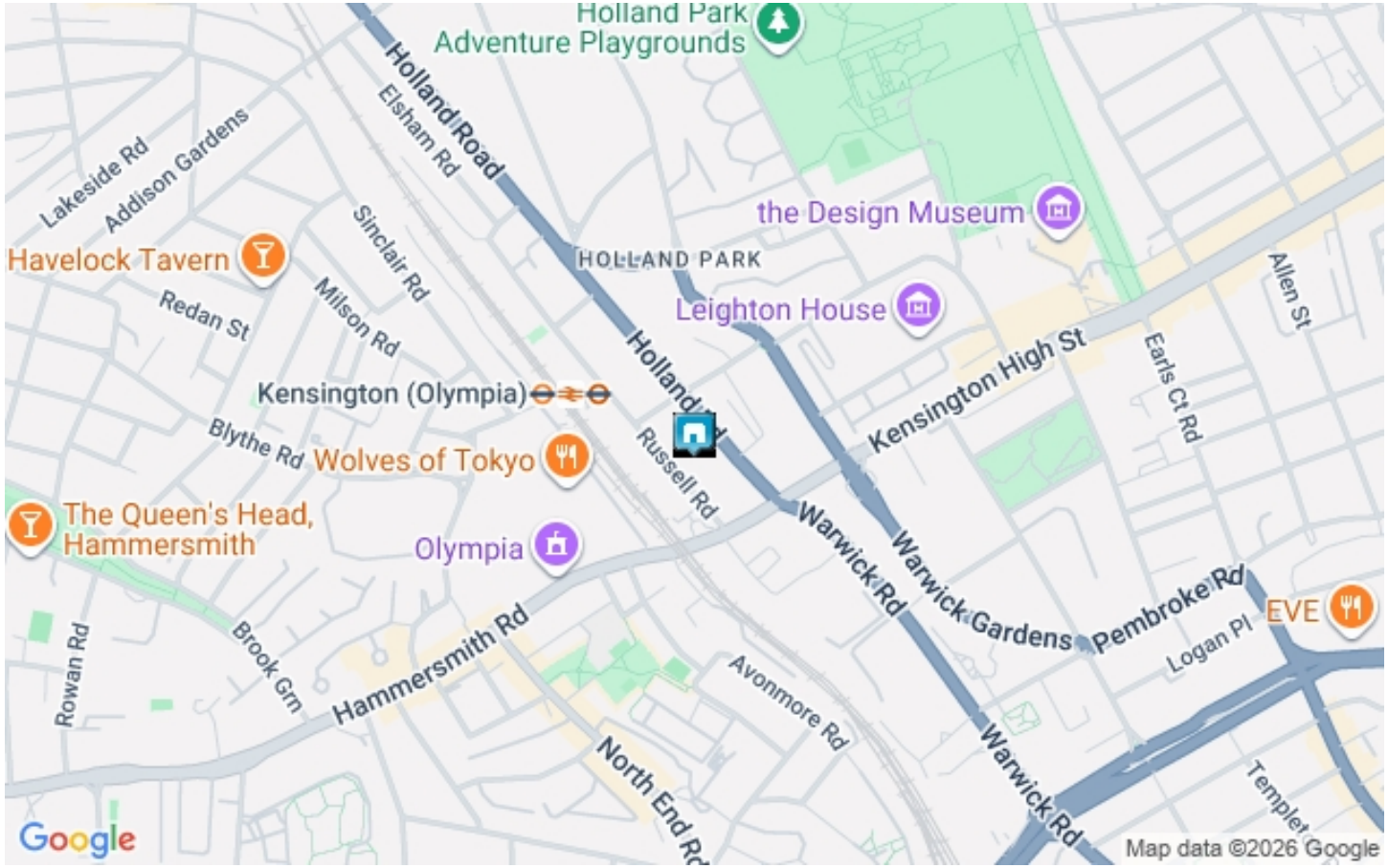

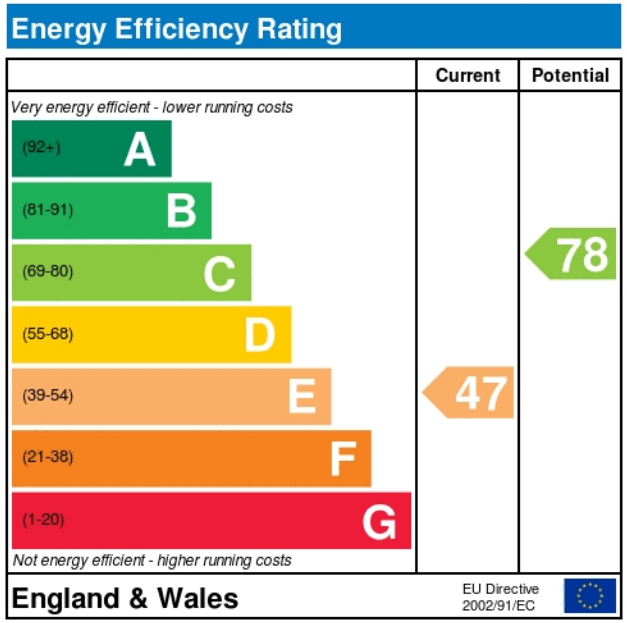

Tenure	**Leasehold**
Lease Expires	**25/03/2177**
Ground Rent	**To be confirmed**
Service Charge	**£5,200.00 per annum**
Local Authority	**The Royal Borough Of Kensington And Chelsea**
Council Tax	**£1,643 per year (Band D)**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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The Property Ombudsman

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