



WEDGEWOOD ESTATES

Residential Sales & Lettings

HOLLAND ROAD, KENSINGTON W14

A contemporary three-bedroom garden flat with private outdoor space offering the perfect blend of classic proportions and modern living.

Accessed via its own private entrance, the property opens into a welcoming entrance hall, leading to a generous reception room with good natural light. The kitchen/dining room provides ample space for entertaining, with direct access to a spacious private garden. There are three bedrooms, including a principal bedroom with en-suite shower room, while the additional two bedrooms are served by a separate family bathroom. The flat also benefits from good ceiling heights and excellent storage throughout, enhancing both comfort and practicality.

The property is moments away from High Street Kensington and its shopping boutiques and restaurants. Holland Road is also within a short distance of great transport links and routes to central areas of the city. The Westfield Shopping Centre is also close by as is the beautiful Holland Park.



RECEPTION ROOM : KITCHEN/DINING ROOM : THREE BEDROOMS :
TWO BATHROOMS (ONE EN-SUITE) : PRIVATE GARDEN : GOOD
STORAGE : LEASE EXP 2994 : SERVICE CHARGE £1800.00 PA APPROX :
COUNCIL TAX BAND E : EPC RATING C

Asking Price £1,195,000

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

HOLLAND ROAD, KENSINGTON W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,195,000

Lease: 969 Years

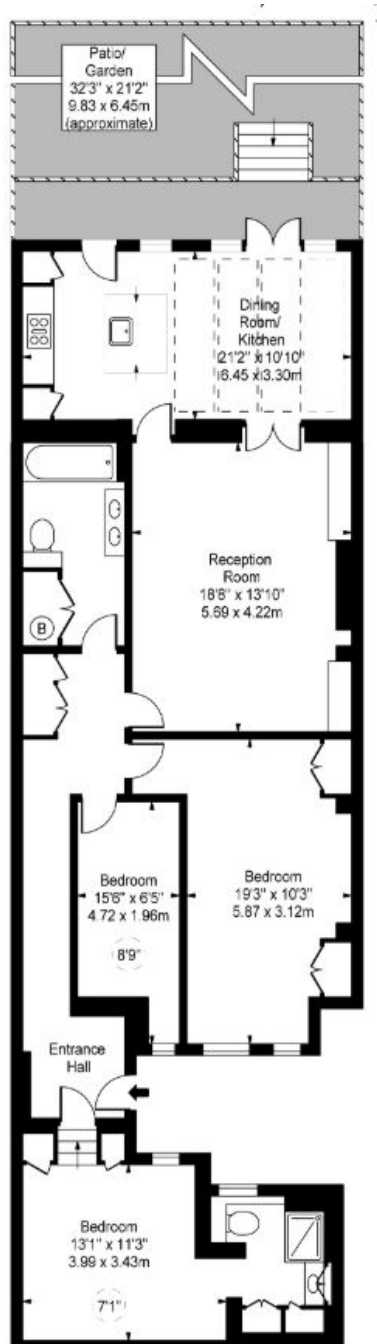
Service Charge: £1800 Annually Approx

IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	