



A fantastic two double bedroom apartment on the raised ground floor of this lift serviced building on the ever-popular Holland Gardens development. Boasting views over the River Thames from its private balcony and principal rooms, this spacious apartment offers an excellent opportunity for those seeking modern riverside living. A double aspect south-facing reception room with space for dining, semi open-plan to the modern fitted kitchen with integrated appliances and views over the manicured communal gardens, master bedroom with built-in wardrobes and a contemporary en suite shower room, second double bedroom and a separate family bathroom.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	735 sq. ft. / 68.36 sq. m.
Council tax band:	E
Lease length:	Approx 979 years
Service charge:	£5,168.56 per annum approx.
Ground rent:	£472 per annum approx.

