



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. |

