



A fantastic three double bedroom apartment on the 6th floor of this lift serviced building on the ever-popular Holland Gardens development. Boasting tranquil views of the River Thames and the London cityscape from its private balcony and principal rooms, this spacious apartment offers an excellent opportunity for those seeking modern riverside living. South-facing reception room with access to balcony, modern fitted kitchen / breakfast room with integrated appliances and views from the floor to ceiling windows, master bedroom with built-in wardrobes and en suite shower room, second double bedroom with built-in wardrobes and balcony to the rear, third bedroom currently used as a dressing room and a separate family bathroom. Council tax band F.

## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 86 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

|                         |                               |
|-------------------------|-------------------------------|
| <b>Local authority:</b> | London Borough of Hounslow    |
| <b>Internal area:</b>   | 1,236 sq. ft. / 114.85 sq. m. |
| <b>Lease length:</b>    | 977 years approx.             |
| <b>Service charge:</b>  | £3,800 per annum approx.      |
| <b>Ground rent:</b>     | £650 per annum approx.        |
| <b>Sinking fund:</b>    | £3,000 per annum approx.      |

