



HOLLYWOOD ROAD,

Chelsea SW10





# MODERN LIVING SPREAD ACROSS FIVE FLOORS.

This spacious family home includes a lovely roof terrace and conservatory space. The ground floor boasts a charming reception room, perfect for family gatherings.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £12,000

Available date: 30/04/25

**Guide price: £2,000 per week**





## VIBRANT FAMILY HOME WITH A GARDEN AND ROOF TERRACE.

In addition to the reception area, the ground floor has a quaint office space that has built-in storage space and looks out over the rear garden. The lower ground floor is home to the well-appointed kitchen, and the dining area. This floor provides access to the northerly-facing garden space. The principal bedroom is located on the first floor and is fitted with large windows, ample storage space, and a modernised en-suite. The highlight of this charming property is the roof terrace, which also contains a conservatory and a shed.

Hollywood Road is well situated for the popular restaurants, bars and shops found in both Kings Road and Fulham Road. This property benefits from excellent transport links and pleasant walking and cycling routes can be enjoyed through Brompton Cemetery and along the Thames Path.



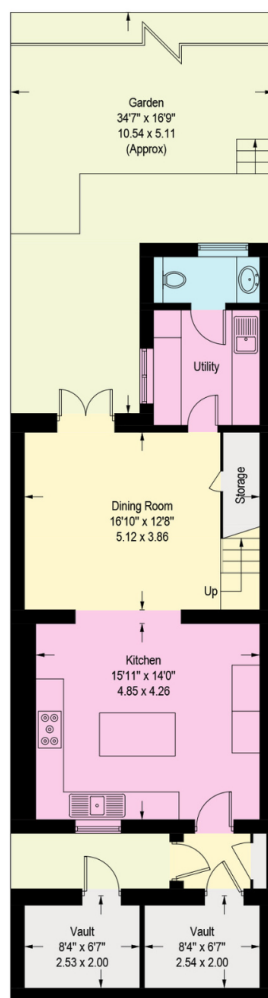




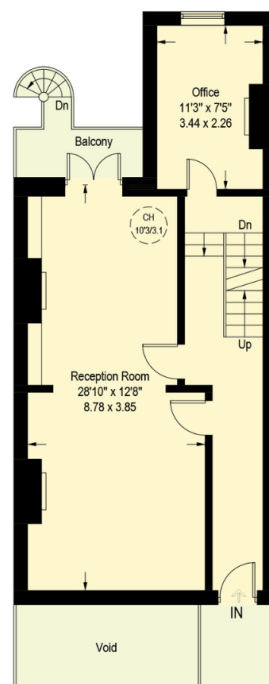




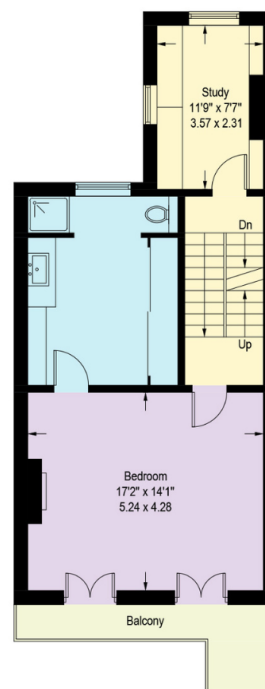




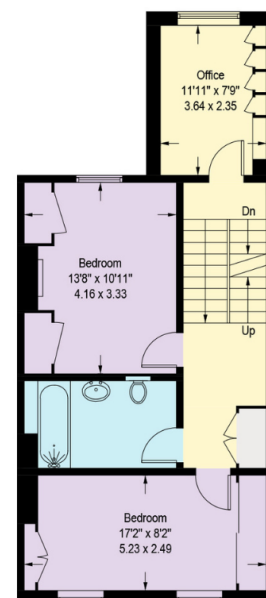
Lower Ground Floor



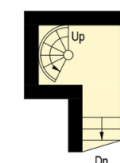
Ground Floor



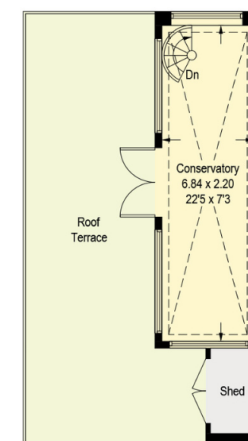
First Floor



Second Floor



Half Landing



Third Floor

Approximate Gross Internal Area = 241.4 sq m / 2,598 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Lucy Instone**

020 7871 4116

lucy.instone@knightfrank.com

**Knight Frank Chelsea Lettings**

020 7349 4300

352A King's Road, London SW3 5UU

Your partners in property

**knightfrank.co.uk**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.