



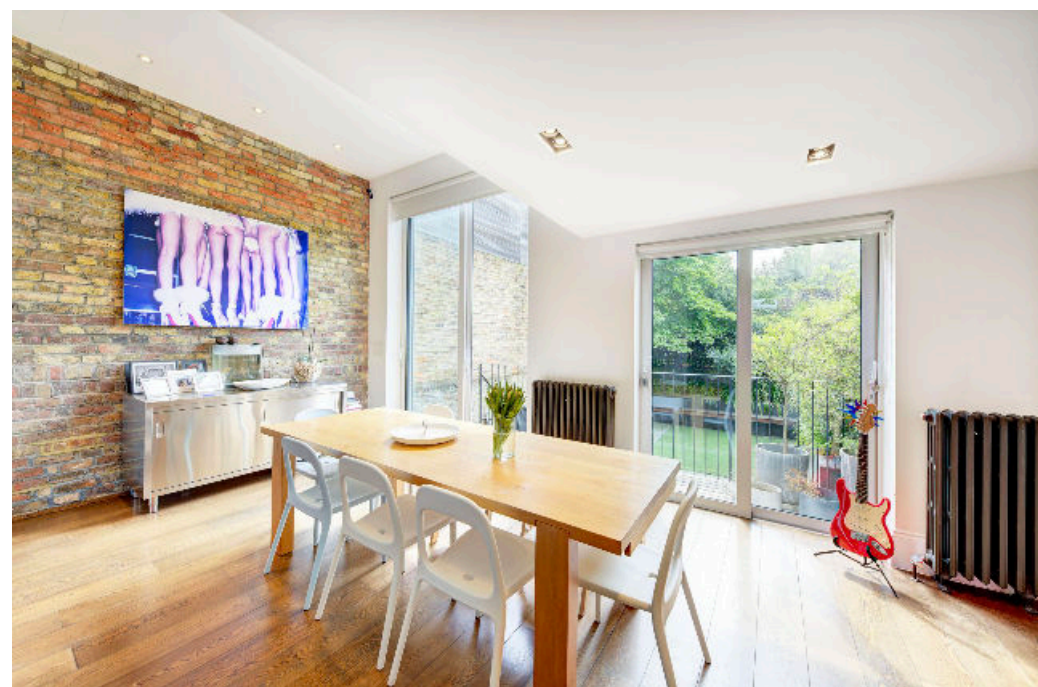
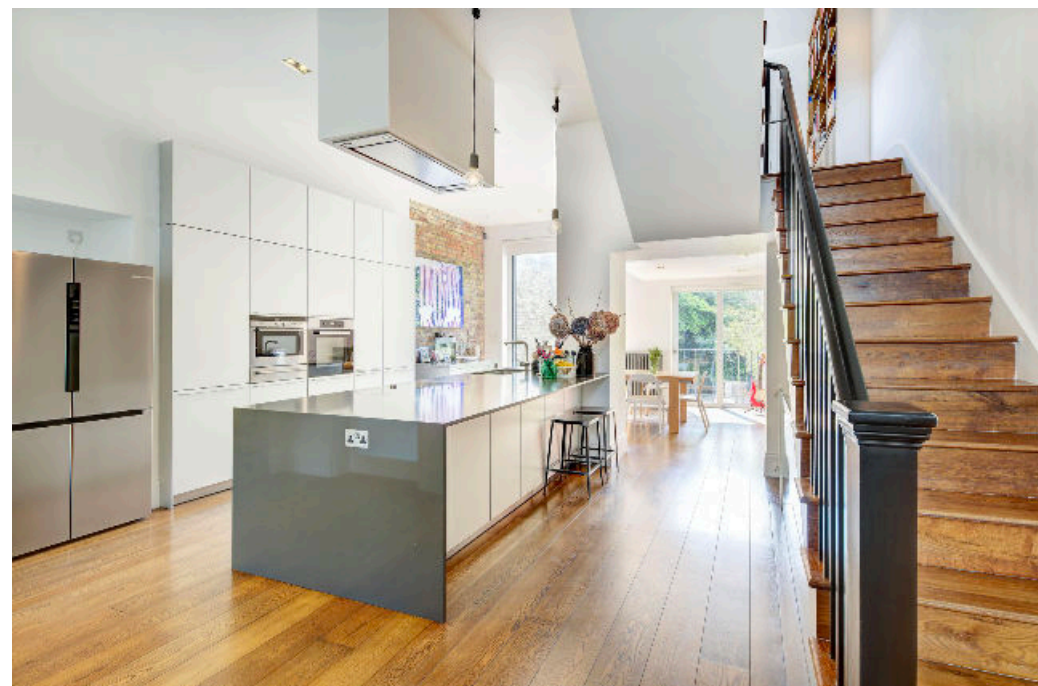
Hollywood Road, London **SW10**

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# Hollywood Road, London **SW10**

Upon entry, you're greeted by a bright, spacious open-plan kitchen, featuring soaring high ceilings and expansive floor-to-ceiling windows that seamlessly connect to the west-facing garden, flooding the space with natural light throughout the day. Upstairs, the property offers flexible living arrangements with up to four well-proportioned bedrooms, plus a study area at the half landing, as well as two further bedrooms and two modern bathrooms in the lower floor. The layout provides ample options for reconfiguration to suit a variety of needs. The commercial aspect of the property occupies only a small portion and is currently not in business use, ensuring there are no existing tenancy obligations.



**Guide price:** £3,950,000

**Tenure:** Freehold

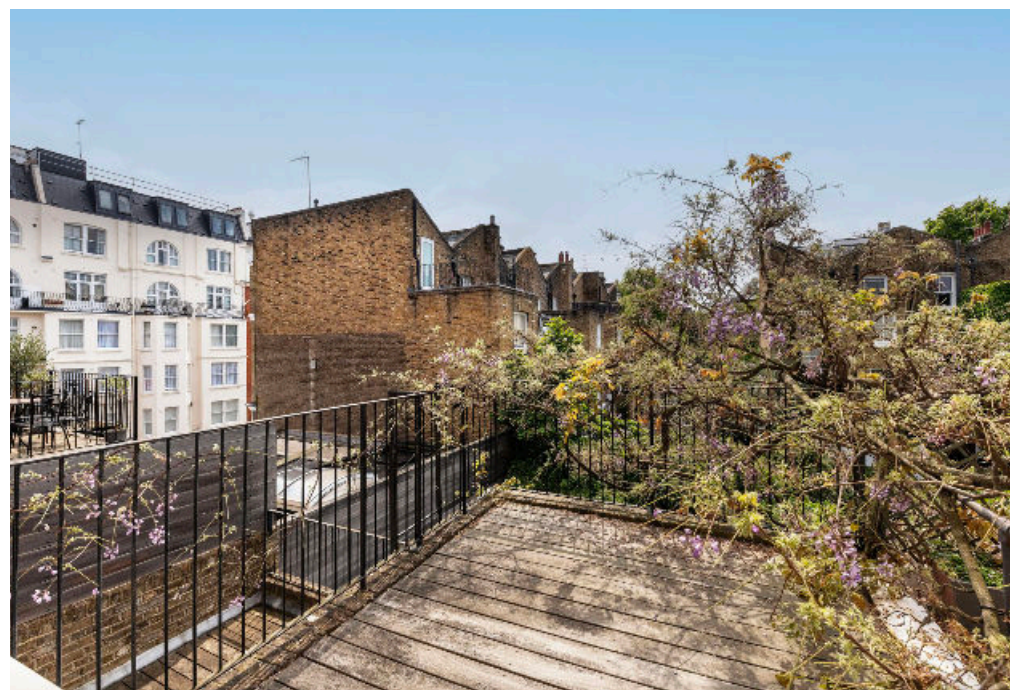
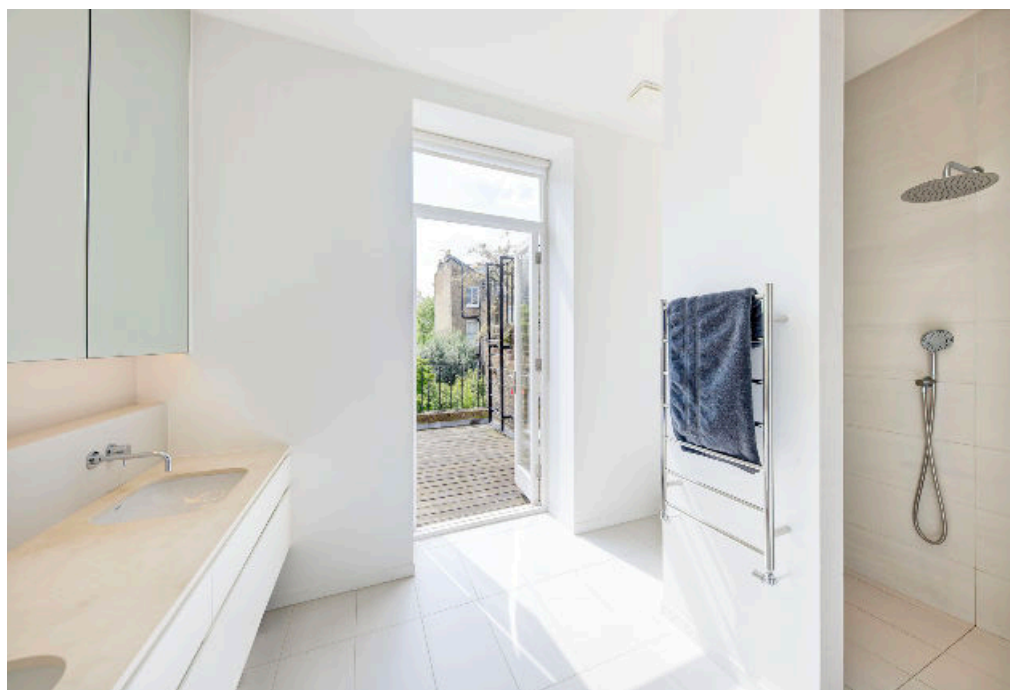
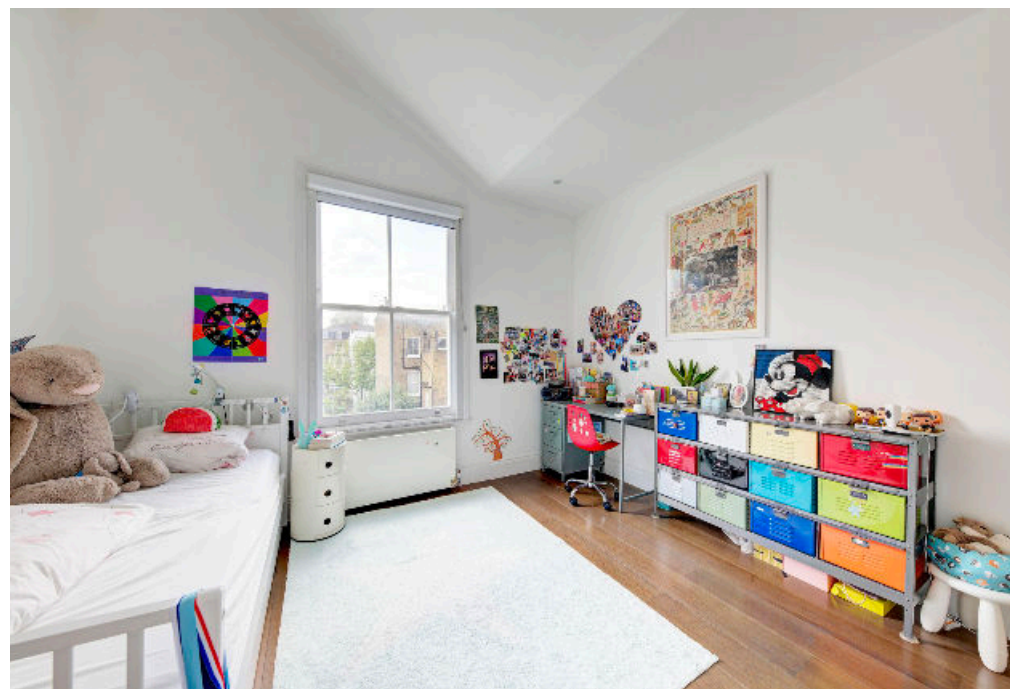
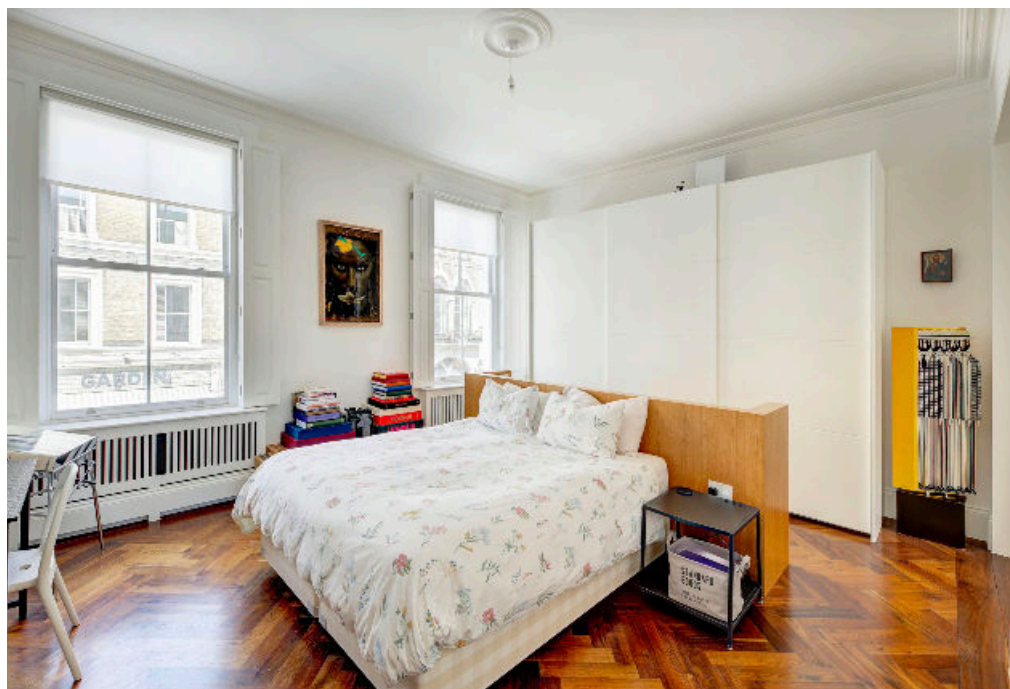
**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H















## Hollywood Road, SW10

Approximate Gross Internal Area

303 sq m (3265 sq ft) Including Commercial Area and Outside Store's  
231 sq m (2488 sq ft) Excluding Commercial Area and Outside Store's

Note: Scale, for identification only



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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.

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