



HOLLAND PARK ROAD

Kensington, W14





# HOLLAND PARK ROAD, KENSINGTON W14

A wonderful light three bedroom, three bathroom apartment with a garage on Holland Park Road, W14.



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EPC

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 115 years remaining

Service charge: £7,200 per annum, reviewed every year, next review date 2026

Guide Price: £2,550,000





## DESCRIPTION

A beautifully proportioned three bedroom apartment, positioned on the second floor of a handsome red-brick conversion on Holland Park Road, enjoying green views over the impressive communal gardens at the rear. The apartment is a unique offering, situated in a well-maintained building with elegant communal areas, residents' access to communal gardens and a garage.









## DESCRIPTION

The beautifully proportioned apartment is situated on the second floor and briefly comprises: a welcoming entrance hall which provides access to an impressive open-plan kitchen/reception/ dining room complete with a breakfast bar and excellent views over the communal gardens. The well-appointed kitchen includes integrated appliances, a smart hob and pristine worktops.

The accommodation includes a spacious principal bedroom with an en suite bathroom, a double bedroom with an en suite shower room and a third double bedroom with built-in wardrobes. A generous family bathroom completes the accommodation.





## LOCATION DESCRIPTION

Holland Park Road, London, W14 Holland Park Road is ideally located close to the amenities on Kensington High Street and a very short walk to Holland Park.

Therefore, excellent transport links include Kensington High Street Underground (Circle and District lines) and Kensington Olympia (London Overland Station and District Line) is nearby. Motorists will benefit from rapid routes to the west and Heathrow Airport via M4.







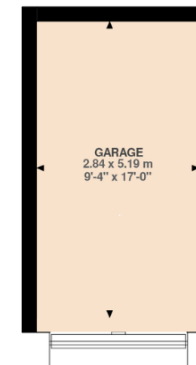








Third Floor  
1395 ft<sup>2</sup>



Approximate Gross Internal Area = 129.56 sq m / 1,395sq 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.

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